City of Victorville

RANCHO TIERRA
SPECIFIC PLAN AMENDMENT

SPA-91-001 (A-10)

- **Applicant:**

  RANCHO TIERRA LLC
  La Jolla, CA
  Contact: James Kozak
  (858) 546-0900

- **Original Specific Plan (SP-1-91) Prepared By:**

  STEPHEN LONG ASSOCIATES/KALEIDOSCOPE
  Redlands, CA
  Contact: Stephen Long
  (714) 335-7376

- **Specific Plan Amendment Prepared By:**

  FORMA
  Irvine, CA
  Contact: Eric Flodine
  (949) 660-1900

“RANCHO TIERRA” SPECIFIC PLAN

For a Mixed-Use Town Master Plan

■Submitted:
May 14, 1991
City of Victorville
John Hnatek, Director of Planning and Development
Scott Priester, Senior Planner
(619) 955-5135

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■Applicant:

TMP Properties, Inc.
Santa Ana, California
Charles Jowell
(714) 836-5503

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■**Prepared By:**
Stephen Long Associates/Kaleidoscope
Redlands, California 92373
Stephen Long
(714) 335-7376

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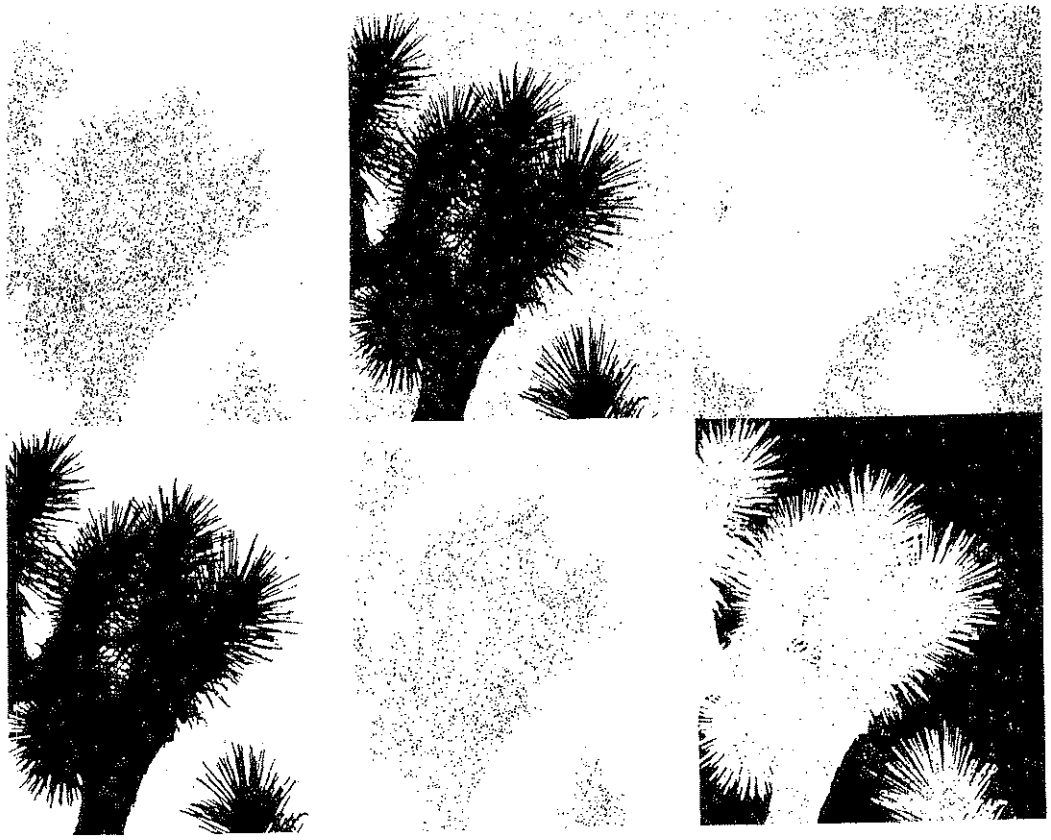

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Chapter 1 INTRODUCTION

Background

Introduction

The Specific Plan describes a mixed-use Master Plan Town consisting of approximately 280 acres of commercial, industrial, and residential uses located in the western addition portion of Victorville and adjacent to the City of Adelanto. The area is envisioned as a high quality, master planned development. Through strong cohesive design, the town will offer not just a desirable employment based environment, but a way of life for future residents.

Purpose and Intent

This Specific Plan serves as a document for the future development of the area. It sets forth detailed land uses, associated regulations and standards, roadway improvements, infrastructure, municipal financing mechanisms, as well as supporting goals, policies, and procedures to implement the Specific Plan. The Specific Plan also incorporates environmental impact documentation including mitigation measures to assist the environmental assessment review process.

The Specific Plan is an implementation tool of the current City of Victorville General Plan. It can be described as a bridge between the overall goals and policies of the General Plan and the more detailed planning which implements the Land Use Plan. (Refer to Exhibit 9.)

The City of Victorville General Plan provides the primary goals and policy foundation for the Specific Plan. This Specific Plan is essentially a further refinement of the general goals and policies stated in the General Plan. However, the City of Victorville Community Development Land Use Policy and Zoning Map will have to be amended to reflect a Specific Plan designation.

Additionally, a development agreement can be entered into with the City and approved by the legislative body if it determines that the agreement is consistent with the General Plan, the Specific Plan, and is in the mutual best interest of the City of Victorville and the developer. (Refer to Chapter 18.59 in Title 18 of the Victorville Municipal Code entitled “Zoning.”)

The Specific Plan is intended to be a flexible planning document which provides the City of Victorville with comprehensive sets of plans, programs, and regulations that ensures development of the project area as a coordinated planned community involving a mixture of land uses. The main intent of the plan is to reduce the need for subsequent detailed planning and environmental review procedures for development within the Specific Plan boundaries. The Specific Plan, along with environmental resource information, provides the necessary regulations and environmental documentation for the project area so that future development applications, consistent with the Specific Plan, may proceed with the application process without a requirement for new documentation.

The Specific Plan was initiated by the developer to provide a number of benefits to the City and the West City Planning Area as a whole. Collectively, these goals and objectives constitute policy guidelines for the Specific Plan.

These are as follows:

- To develop an employment area for the City of Victorville;
- To create an appropriate Town Plan character, including commercial, industrial, and residential development given the existing conditions, the marketplace, and surrounding land uses;
- To create opportunities for individual lifestyle choices expressed through a complementary mix of residential housing types;
- To provide adequate environmental documentation so that a reduced scope of environmental review will be sufficient for individual development applications that are consistent with the Specific Plan;
- To utilize enhanced desert landscaping, which promotes water conservation, within the road rights of way and within individual development parcels;
- To provide major infrastructure concepts and future roadway extensions;
- To establish a clear basis for subdivision review so that individual project applications that are consistent with the Specific Plan can be processed in a timely manner; and
- To establish recommended implementation programs to provide and finance necessary public service improvements in the area.

In addition, the plan is designed to implement a number of City objectives including: a) construct the major arterials and collectors identified in the General Plan's Circulation Element; b) ensure that commercial, industrial and residential development in the area will take place in an orderly, well-conceived manner as the necessary public services are provided; and c) ensure that project development will be consistent with regional commercial and industrial growth within the City.

Jurisdiction and Boundaries

The development project within the City of Victorville is located in the northwestern part of the City of Victorville in the Victor Valley portion of the high desert area of Southern California as shown in Exhibit I and Exhibit 2. Victor Valley is comprised of the communities of Adelanto, Apple Valley, Victorville, Hesperia, Lucerne Valley, Silver Lakes, Helendale, and Phelan. The project site is generally bounded by El Evado Road to the east, Amethyst Road to the west, Rancho Road to the north, and Clovis Street to the south. The project area is connected via Rancho Road/National Trails Highway and Mojave Drive to the adjacent Interstate 15 freeway.

Contents

The Specific Plan, adopted as an ordinance, will guide development of the development project by regulations and standards contained within this document. The plan is organized into the following sections:

Introduction: The introductory section includes the project description and the authority and scope of the document in accordance with State Planning, Zoning, and Development law. It also includes a discussion of the Specific Plan's relationship with the goals and policies of the elements of the current City of Victorville's General Plan.

Environmental Resources: This section includes a description of the existing conditions and environmental resource documentation (based on State CEQA guidelines) associated with the project site and surrounding area.

Development Plan: A discussion of the Land Use Plan and development program are included in this section. It also includes the administrative and regulatory provisions to implement the Land Use Plan.

Infrastructure Plan: This includes a description of the planned major circulation network including public works (water, sewer, and drainage) improvements that support the Land Use Plan.

Implementation Measures: A discussion describing potential implementation measures such as capital improvement programs, assessment district financing, etc., is covered in the implementation section.

The Specific Plan will establish the overall development patterns in the town, with regulatory provisions extracted and/or amended from applicable sections of the City of Victorville Municipal Code Zoning Ordinance (Title 18) and Subdivision Ordinance (Title 17).

Authority and Scope

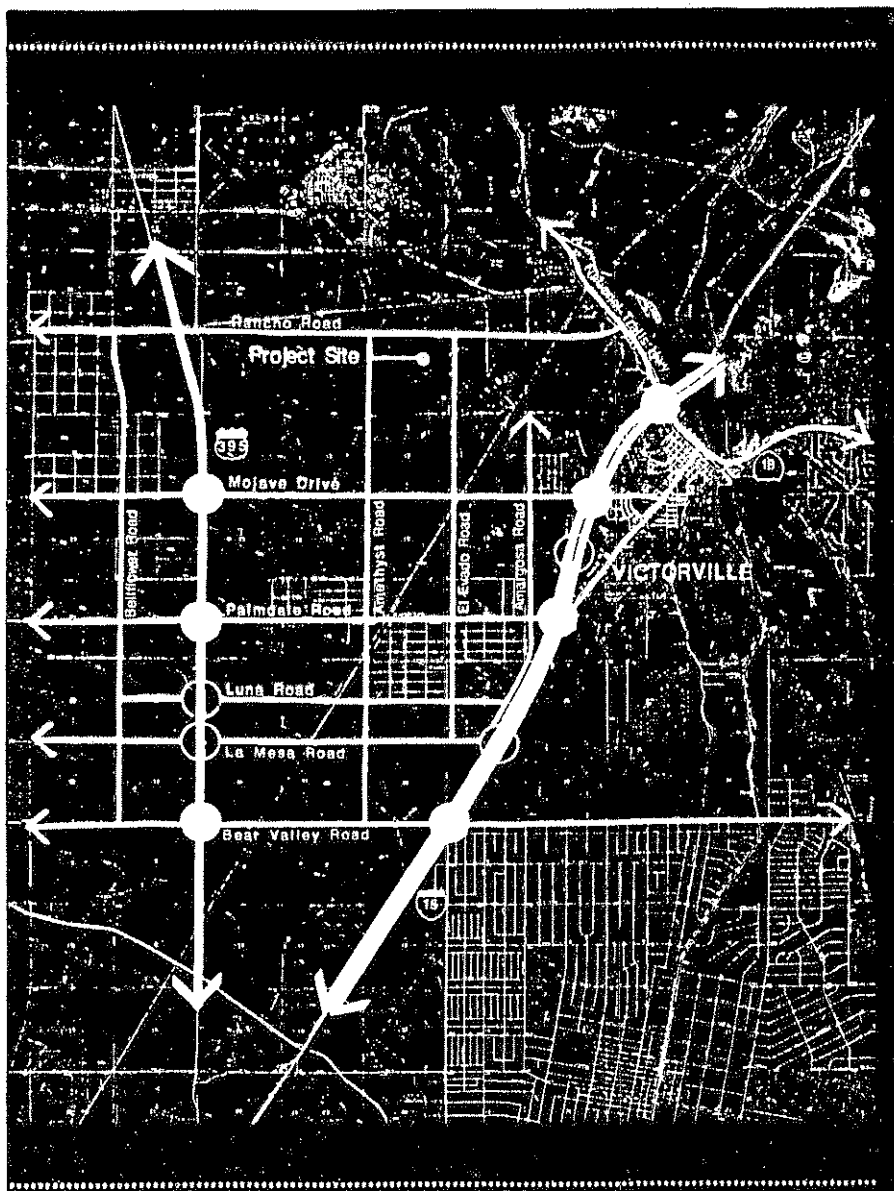
The adoption of this Specific Plan by the City of Victorville is authorized by Article 8, Specific Plan of the Planning, Zoning, and Development Law of the California Government Code and pursuant to state and local guidelines. The Government Code authorized cities or counties to prepare, adopt, and administer Specific Plans for portions of their jurisdictions as a means of implementing the General Plan.

Application

The Specific Plan is one of many policy or regulatory tools used by local governments to guide community development. The "Rancho Tierra" Specific Plan applies only to that property within the City of Victorville/ (portions of Section 17) and known as "Rancho Tierra." The boundary of the project site is shown on Exhibit 2, Site Location.

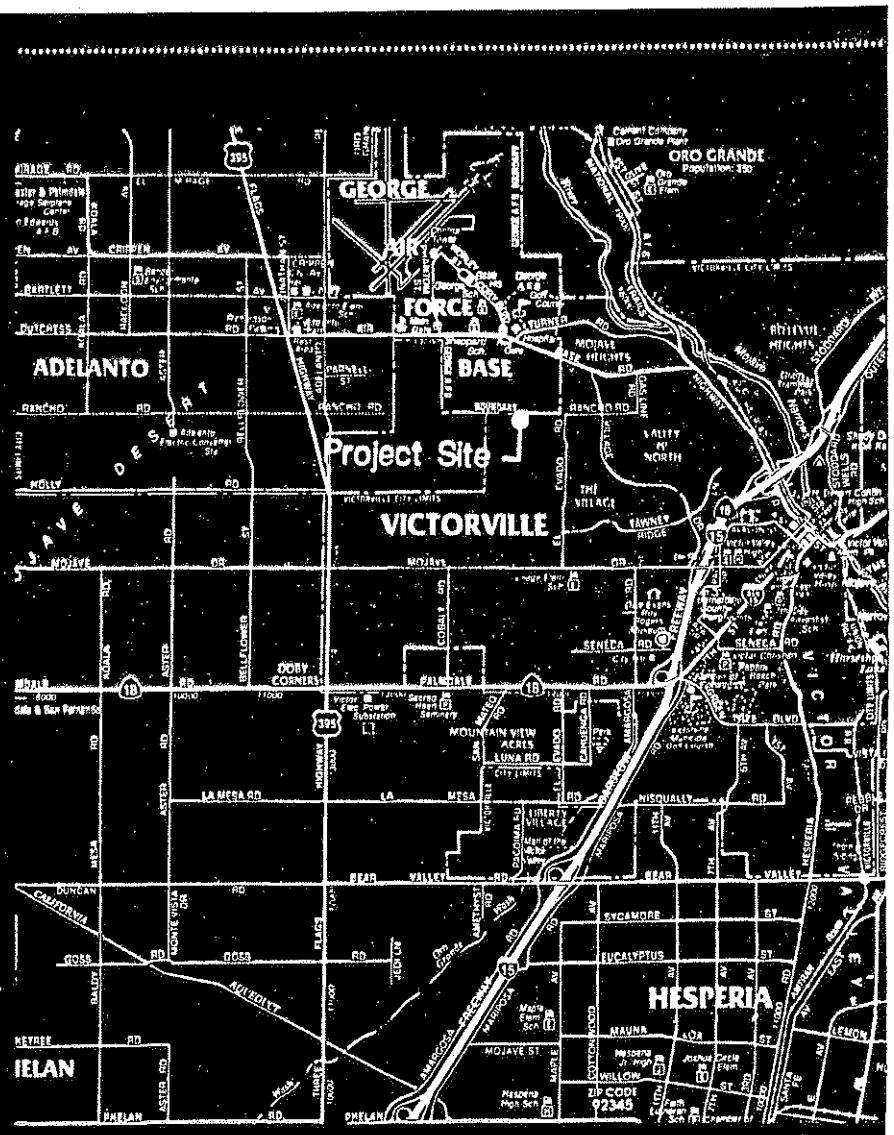
Specific Plan Adoption

The process for the adoption of a Specific Plan requires a public hearing by the Planning Commission. Based on a recommendation by the Planning Commission, the City Council may then adopt the Specific Plan by ordinance. The adoption is by ordinance when the existing zoning ordinance and/or other municipal codes are amended. Once the Specific Plan is adopted, the City Council shall deny approval of any tentative map, or a parcel map if the proposed map (subdivision) is inconsistent with the Specific Plan [Subdivision Map Act (California Government Code, Section 6647(a) and (b))].



■ COMMUNITY SETTING

North ▲ Not to Scale



■ SITE LOCATION

North ▲ Not to Scale

TABLE 1: SUMMARY DATA

Planning Area Location

Northern boundary is Rancho Road, east of Amethyst Road and approximately 2-1/2 miles west of the interchange at Interstate 15 and "D" Street.

Planning Area Size

- Approximately 308.2 gross acres, including approximately 29 acres within the LADWP easement (fee simple).

Parcelization and Ownership

- Six parcels ranging in size from 13.0 to 76.9 acres; currently held by Rancho Tierra, LLC.

Governmental and Service Jurisdictions

- City of Victorville
- Fire: City of Victorville
- Police: San Bernardino County Sheriff
- Sewer: Victor Valley Wastewater Reclamation Authority
- Water: Victor Valley Water District
- School: Victor Valley Union High School District and Adelanto Elementary School District

Specific Plan

Land Use	Gross Acres[1]	Homes[4]
Residential:		
▪ Estate SFD Residential 1-2 DU/AC[2] (P-C Overlay)[3]	22.7	45
▪ Very Low SFD Residential 2-5 DU/AC	50.3	252
▪ Low SFD Residential 3-6 DU/AC	87.8	527
▪ Medium-Low SFD Residential 3.5-6.5 DU/AC	48.4	315
▪ Medium SFD Residential 4-7.2 DU/AC	29.0	208
Residential Total:	**238.2**	**1,347**
Non-Residential:		
▪ Commercial	7.8	--
▪ Office Business Park	4.3	--
▪ Light Industrial	2.6	--
▪ Neighborhood Park	5.5	--
▪ Road Right-of-Ways	20.8	--
Non-Residential Total:	**41.0**	**--**
▪ LADWP	29.0	--
SPECIFIC PLAN AREA TOTAL:	**308.2[4]**	**1,347**

1 Does not include major roads
2 Dwelling units per acre
3 Public/Civic Overlay
4 Refer to Table 3 for additional information

General Plan Relationship

Introduction

This Specific Plan was prepared to be consistent with the goals and policies of the General Plan. Thus, it meets state law. The California Government Code requires the Specific Plan be consistent with the General Plan and include regulations, conditions, programs, and proposed legislation that are necessary or convenient for the implementation of the General Plan.

This Specific Plan is a refinement of, and an elaboration on, the General Plan. The plan has been formulated to be consistent with goals and policies as outlined in the General Plan. However, amendment to the General Plan will be required to accommodate this Specific Plan.

The following is a summary discussion of the relationship of this Specific Plan to the various elements of the City's General Plan. The review is organized as follows:

- Community Development Element
- Housing Element
- Circulation Element
- Safety Element
- Environmental Resource Element
- Park and Recreation Element
- Noise Element
- Historic Preservation Element
- Solid Waste Management Element

Physical Setting

The physical selling is comprised of twelve categories, which include: geology, seismic hazards, soils/liquefaction, mass wasting, flood protection, water quality, agriculture, open space, biotic communities, fire, noise, and land suitability for urbanization.

A thorough search and evaluation of available data and site reconnaissance was made to determine and analyze the physical environment of the project site and surrounding environs.

Community Development Element: The Community Development Element includes general land use goals and policy guidelines for the City of Victorville. Twelve categories are utilized in the General Plan to designate land use throughout the City. The proposed Specific Plan Land Use Plan reflects land use patterns within the broad categories in the General Plan.

Consistency with the overall goals in the City's General Plan is achieved by the proposed mixed-use planned community, which creates an identity with a balanced variety of commercial and industrial uses including housing products within a broad price range. In addition, the project site is located in an area identified as suitable for urbanization. The project will be phased over several years.

Land Use Regulations: The Specific Plan is intended to utilize and amplify existing jurisdictional implementation processes with specific district regulation geared to the project area. These regulations either will utilize existing adopted regulations and/or replace those currently established for the Specific Plan boundary. Section 3 of this document contains applicable Land Use Regulations for the Specific Plan area.

Housing Element: The goals that are included in the City's Housing Element are generally oriented toward developing a balanced residential environment. The several residential product concepts provided for the Specific Plan are consistent with such goals.

Proposed residential development for the Specific Plan area will provide new housing opportunities for area residents. Through a diverse range of product types, densities, and price ranges, the project will offer an alternative to families and individuals seeking to locate close to an expanding employment base in the Victorville area.

Circulation Element: The Circulation Element includes the master Circulation Plan. The Circulation Element describes the goals and policies for planning, developing, and maintaining (on a city-wide basis) an integrated system of surface transportation necessary to service the existing and planned land uses within the City.

The Element also graphically depicts the general location and classification of an integrated system consisting of transportation corridors, freeways, arterials, and collectors. The Specific Plan includes the following to facilitate the intent of the Circulation Plan:

- Development within the Specific Plan shall be responsible for roadway improvements shown on the Master Circulation Plan and within the Specific Plan boundaries.
- Implement the arterial and collector system to the required roadway standards as defined by the City of Victorville Master Circulation Plan.
- Design a local roadway system that serves the community and provides linkages to neighborhood and transit facilities.
- Increase opportunities for pedestrians and bicyclists.

Safety Element: The Safety Element incorporates goals and policies pertaining to seismic and geologic hazards materials. The fundamental goal of the Safety Element is to provide a safe living environment consistent with available resources required to identify and control natural and other hazards.

Geology/Seismic Hazards: The geotechnical analysis shows that no active or potential faults are known to exist within the project area. Therefore, it is concluded that the project area is safe for development, subject to applicable building and mechanical codes. Prior to issuance of building permits, however, detailed geotechnical investigations shall be conducted and appropriate construction practices implemented.

Mass Wasting: The project site is relatively fiat and is not subject to landslides. Because of the sandy texture of the project site's soils, cutbanks may not be stable and may be subject to sloughing. Grading and earthwork activity will be performed in accordance with and conform to applicable city ordinances and permit requirements.

Flood Protection: Preliminary hydraulic investigations have been conducted within the project site and concluded that it is safe for development. A drainage concept plan for the proposed development provides for flood protection. The project area is located outside of the 100- and 500-year flood plain.

Hazardous Materials: The project site is not located near the Interstate 15 corridor nor the Atchison, Topeka and Santa Fe Railroad's main line.

Fire: All proposed fire protection facilities and procedures for the project site will be reviewed and stated requirements of the City of Victorville fire department shall be met.

The water system shall have sufficient capacity and pressure to meet fire flow requirements. A fuel modification program for all areas bordering upon natural open space can be developed, if necessary.

Environmental Resource Element: The Environmental Resource Element is concerned with the preservation of natural resources and the maintenance of open space.

Geological Resources: A review of United States Geological Survey and California State Division of Mines and Geology Geotechnical Studies was conducted as a part of the development program. A 1980 Bureau of Land Management (BLM) study identified the Victorville area as having a good potential for leasable oil and gas deposits. The BLM study also shows a potential for locatable mineral resources in the project area. The development program for the project site proposes only commercial, industrial, and residential land uses. No mining activities are proposed.

Soils: The soils associated with the project are identified by the United States Department of Agriculture, Soil Conservation Service (SCS), as being suitable for development. All soils related to the project site are subject to the hazard of soil blowing.

Air Quality: New development can utilize measures designed to conserve energy resources in their construction. However, most of the airborne pollutants are transported from urbanized areas in the South Coast Air Basin through nearby passes.

Water Quality: The Soil Conservation Service (SCS) identifies soil permeability associated with the project site as moderately slow to rapid. Water drawn from wells has retained a consistent high quality through many years of testing. Consequently, development to date in the Victorville area has had no apparent effect on water quality for the water resources contained in underground aquifers. Additional water quality standards for the proposed development will include proposals for erosion control measures during construction phasing, and development plans to control storm water pollution.

Biotic Communities: The proposed right-of-way areas within the project site may consist of enhanced or transitional desert. This area can be revegetated to provide a transition between natural areas and private landscape areas. Minimal irrigation (xeriscape) in the right-of-way areas will allow high desert species to flourish. Some plant species found on the project site may be transplanted within the development areas.

The proposed development will emphasize desert landscaping methods. Where possible, the native vegetation will be enhanced and supplemented with drought-tolerant plants that require minimal irrigation. Non-native trees and flowers can be interspersed with natives. Most yuccas, including the Joshua tree, are protected under the native plant law. Special permits will be obtained prior to their removal or transplanting, as necessary.

In addition, development efforts will be required to be directed toward the preservation of sensitive and unique habitats as well as endangered species living within the project area (i.e., desert tortoise and Mojave ground squirrel).

Paleontological/Archaeological/Historic Resources: The project site falls within the fossiliferous strata identified in the current General Plan. Because paleontological resources may be unearthed during construction, a mitigation measure will include that any discovered needs to be salvaged by a trained specialist. No significant historic resource areas, as mapped in the General Plan or in the Cultural Resource Survey (prepared by Larry Seaman Associates), are located on the property. The project site is currently vacant.

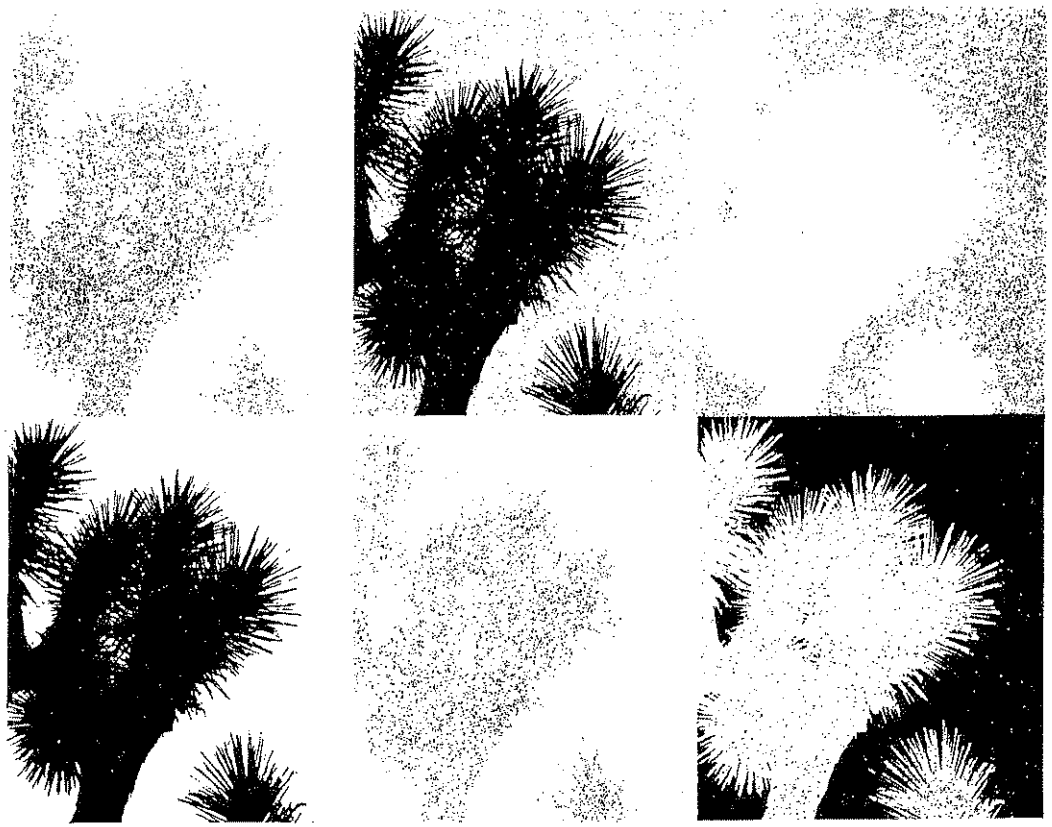
Park and Recreational Element: The Park and Recreation Element identifies park facilities of local and city-wide significance including specialized facilities. All city-required requirements will be met.

Noise Element: Major noise sources may be associated with existing uses and/or future uses of George Air Force Base as a commercial air facility and all roadways. A portion of the western boundary falls within the 65 dB one-mile contour, based on future use of George Air Force Base as a commercial air facility. Consistent with city policies, all new residential buildings may be required to comply with noise attenuation standards. New development within the Specific Plan area will comply with the intent and purpose of the Noise Element.

Historic Preservation Element: The Historic Element identifies historical sites through cultural, economic, historic personages or events, and distinguished architecture or other notable works. Historic preservation is not applicable to the vacant project site.

Solid Waste Management Element: The community will be served by several public and quasi-public agencies. The agencies servicing the project site for solid waste are the County of San Bernardino Solid Waste Management District and Victorville Disposal, Inc.

The solid waste management element was developed to facilitate the state approval of establishing a city-owned landfill. This would alleviate the need for the City to contract with San Bernardino County to dispose of its solid waste into the county landfill.



E N V I R O N M E N T A L R E S O U R C E S

Chapter 2 ENVIRONMENTAL RESOURCES

Introduction

The environmental resource provides a baseline framework through which the Specific Plan has evolved. The existing issues and conditions pose certain opportunities and constraints, which were considered in the development of the Land Use Plan and Development Program. An analysis of specific items within the natural and man-made environment suggested a range of development alternatives that were consistent with the current General Plan Goals and Policies.

Implementation of the Land Use Plan will change the undeveloped site to urban uses. The character of the site would be transitioned into a major focal point for the western addition area. Consequently, the intensity in the use of the land would increase over the existing vacant condition.

The site would be phased over an extended period. Commercial, industrial, and residential uses would follow as market demand, economic conditions, and public services dictate.

Commercial, industrial, and residential uses allowed in the Land Use Plan and Development Program are consistent with adjacent offsite uses as well as the development trend established for the western addition area.

Region

The major area-wide physical feature is the Mojave River located approximately 1-1/2 miles from the project site. Another prominent regional feature is Quartzite Mountain (4,532 ASL) located to the northeast of the City of Victorville.

Topography

The project site is located on a gently sloping alluvial plain, which has slightly rugged and eroded features, along the eastern boundary. Few landforms are present to give the site unusual or unique topographic characteristics. A drainage course runs through the project site and proceeds northerly toward Rancho Road. A second drainage course crosses a portion of the far southeastern corner of the site. On-site topography is relatively flat with a gradual elevation ranging from 2820 to 2920 feet above sea level (ASL). Slopes range from 0-5% across the site. Drainage courses exist due to the natural drainage tending to concentrate as it traverses the project site in a northeasterly direction. Generally, the surrounding undeveloped area has similar landform features as those contained on the project site.

Development of the project will necessitate some landform modification in order to develop building pads, roadways, and infrastructure.

Geologic Units

The project area is underlaid by a sequence of a basement complex of Pre-Canibrian granites and gneisses. Sedimentary rocks, dating from the Paleozoic age, are made up of limestone, sandstone, quartz, and mudstone. They are formed by the deposition of sediments transported by streams, oceans, ice, and/or wind.

Surficial geology on site includes Older Alluvium undifferentiated and Old Lake deposits. The Mojave Desert consists of a large alluvial plain and heavy erosion deposition. The San Gabriel and San Bernardino Mountains south of the site are the primary source for the alluvium. Older Alluvium consists of well-bedded silts, clays, and sand that is interbedded with freshwater limestones. Any excavation on these soils can be accomplished with conventional earthmoving equipment, and no unstable slope conditions should be encountered utilizing standard grading procedures.

Geologic Structure

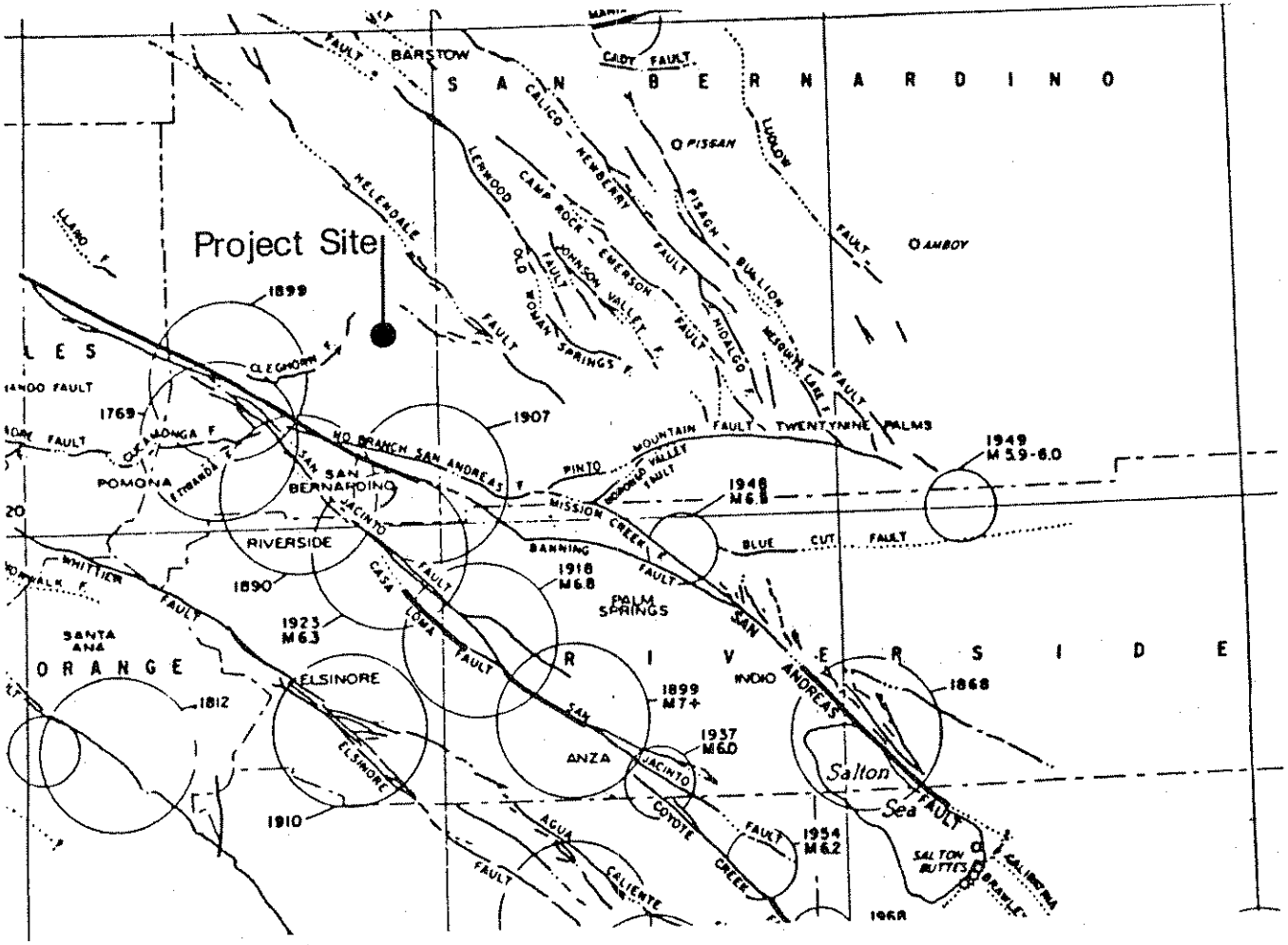
Although no known or suspected fault tracks traverse the project site, several fault systems are located in the Victor Valley region. (Refer to Exhibit 3, Regional Seismicity.)

The predominant geologic structure of the region consists of the Helendale Fault located northeast of the site. This fault does not have a significant earthquake potential as compared to more distant active faults.

The nearest active faults include:

Fault	Distance from Project Site	Richter Magnitude Event
Helendale	10 mites northeast	6.5
San Andreas	15 miles southwest	8.2
San Jacinto	18 miles southwest	7.5

The location of these faults relative to the site are illustrated on Exhibit 3, Regional Seismicity. Based on California State Division of Mines and Geology information, the project site is not located near any seismically active fault zones and, consequently, is not exposed to any unusually seismic-related hazards. However, the project is within an area that can expect moderate groundshaking intensity. In the event of a major earthquake along one of these nearby faults, in particular the San Andreas, the Victorville area may sustain property damage; possibly resulting in injury and loss of life. The degree of impact on the Victorville area depends on: a) the distance from the quake epicenter; b) the magnitude of the quake; and c) the characteristic of soils and subsurface geology of the area. Maximum probable earthquakes of 7 and B on the Richter Scale could produce maximum expected ground accelerations of 0.2g to 0.4g.



REGIONAL SEISMICITY

Major Earthquakes and Recently Active Faults in the Southern California Region

EARTHQUAKE LOCATIONS

1899 M 7+

Approximate epicentral area of earthquakes that occurred 1769-1933. Magnitudes not recorded by instruments prior to 1906 were estimated from damage reports assigned on intensity VII (Modified Mercali scale) or greater, this is roughly equivalent to Richter M 6.0. 31 moderate earthquakes, 7 major and one great earthquake (1857) were reported in the 164-year period 1769-1933

1954 M 6.2

Earthquake epicenters since 1933, plotted from improved instruments. 29 moderate and three major earthquakes were recorded in the 40-year period 1933-1973

ACTIVE FAULTS

Total length of fault zone that breaks Holocene deposits or that has had seismic activity

Fault segment with surface rupture during an historic earthquake, or with aseismic fault creep

● Holocene volcanic activity (Amboy Pisgah, Cerro Prieto and Salton Buttes)

North ▲ Not to Scale

CALIFORNIA DIVISIONS OF MINES AND GEOLOGY

Soil Characteristics

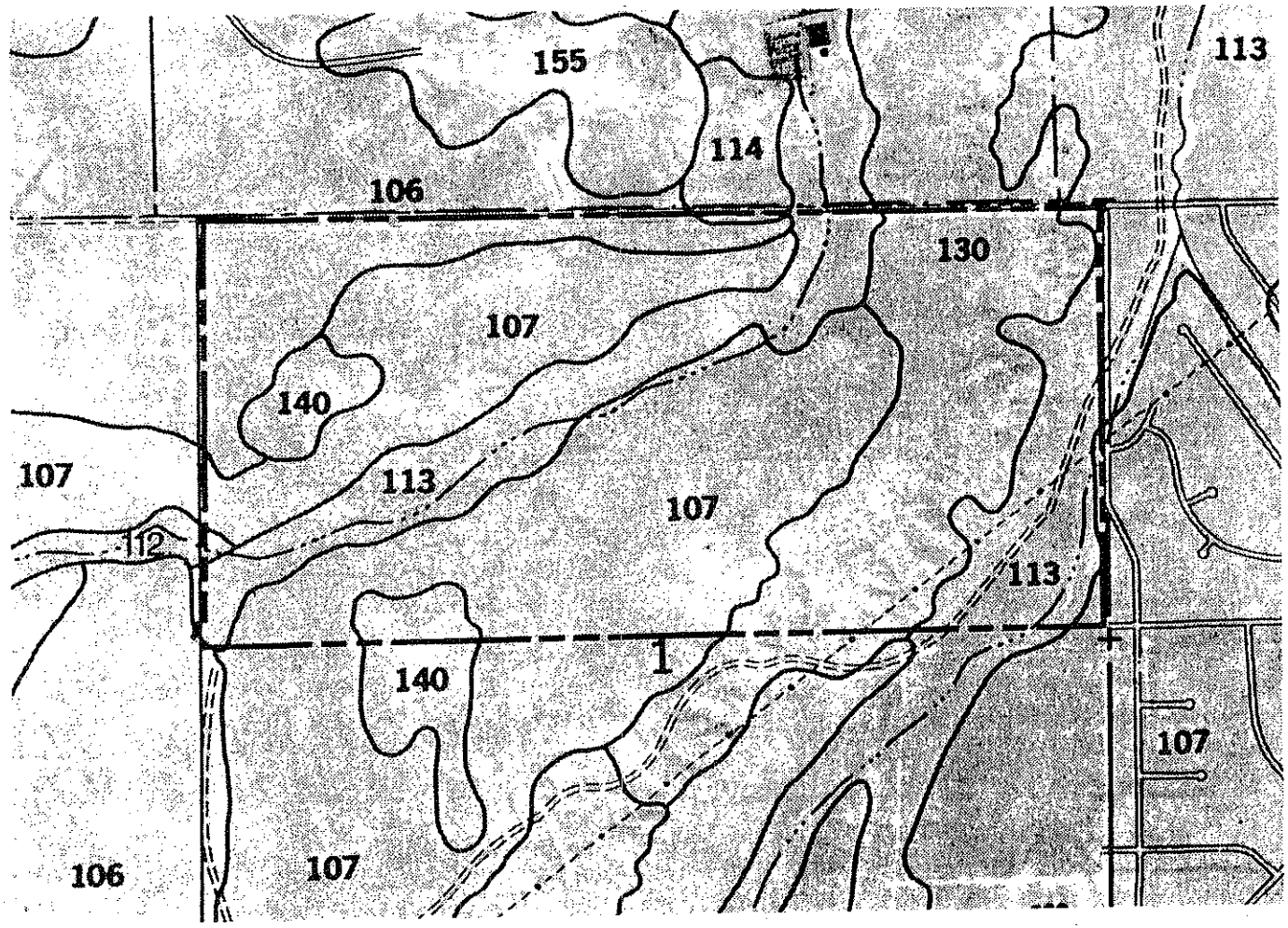
The soils, mapped by the United States Department of Agriculture (USDA), Soil Conservation Service (SCS), are representative of the Mojave Desert alluvial plain physiographic area. Soil units identified within the project site consist primarily of the Bryman, Cajon, and Lavic Series and Haplargids-Calciorthids Complex. Project soils are delineated on Table 2 and Exhibit 4, Soils.

Bryman series (105-109) consist of very deep, well-drained soils found on terraces and old alluvial fans. They are the most common soils in the Victorville area and are considered prime agricultural land at slopes less than seven percent (7%) by the United States Department of Agriculture. These soils formed in alluvium derived predominantly from granitic material. Soils in this series present only a moderate structural constraint to development. The development constraint is due to expansion and contraction with changing water amounts (shrink-swell).

The Cajon Series (112-117) consist of very deep, somewhat excessively drained soils on old alluvial fans and river terraces. Most areas are dissected by long, shallow intermittent drainageways. These soils formed in alluvium derived predominantly from granitic material.

The Lavic Series (140) is a very deep, moderately well-drained soil on alluvial fans and basin rims. Lavic soils formed in alluvium derived predominantly from granitic material.

The Haplargids-Calciorthids Complex consists of very deep and well-drained soils. They are formed in alluvium derived dominantly from granitic material. This complex has a high degree of variation, which is a result of downcutting or truncation by the Mojave River and subsequent receding of terrace escarpments through geologic erosion. This complex is about 50 percent Haplargids and 25 percent Calciothids. Both soils have development constraints that range from moderate to severe (i.e., cemented calcite layers).



■ SOILS
Soil Series/Map Unit

106	Bryman Loamy Fine Sand
107	Bryman Loamy Fine Sand
112	Cajon Sand
113	Cajon Sand
114	Cajon Sand
130	Haplargids/Calciorthids Complex
140	Lavic Loamy Fine Sand

SOIL CONSERVATION SERVICE

North ▲ Not to Scale

TABLE 2:
Soil Survey San Bernardino County, California
Mojave River Area Series

Map Unit	Bedrock	Water Table	Road Fill	Pan	Shrink/ Swell	Slope	Wind
Bryman Series Bryman/106 Loamy Fine Sand	>60	Deep	Good	---	Low <3%	2-5%	Very Highly Erodible
Bryman/107 Loamy Fine Sand	>60	Deep	Good	---	Low <3%	5-9%	Very Highly Erodible
Cajon Series Cajon/112 Sand	>60	Deep	Good	---	Low	0-2% <3%	Extremely Erodible
Cajon/113 Sand	>60	Deep	Good	---	Low	2-9% <3%	Extremely Erodible
Cajon/114 Sand	>60	Deep	Good	---	Low	9-15%	Extremely Erodible
Haplargids-Calciorthids Complex Haplargids/130* Calciorthids/130*							
Lavic Series Lavic/140 Loamy Fine Sand	>60	Deep	Good	---	Low <3%	0-5%	Highly Erodible

*See description of the map unit for composition and behavior characteristics of the map unit.

Hydrology/Surface Water

The Mojave River drainage area consists of about 4,700 square miles. Near Victorville, the average discharge per year is 51,440 acre-feet and the average monthly flow is 71.0 cubic feet per second. The project site is not located in the Mojave River flood plain that runs east of the site.

The project area is elevated approximately 200 feet above the flood plain of the Mojave River, which is located 1-1/2 miles northeast of the project site. There is an intermittent stream that runs from the western boundary northeast to the northern boundary of the project site. In addition, there is another intermittent stream traversing the property at the Southeast corner. Drainage patterns on site (refer to Exhibit 5, Hydrology), like the flood plain, follow a northeasterly direction to the Mojave River Channel.

Groundwater

Subsurface water (groundwater table) is indicated to be greater than 6 feet based on soil interpretation records. Subsurface flows have been measured and are shown to vary from approximately 20 feet below the surface near the Mojave River to approximately 50 feet within downtown Victorville. In the vicinity of the project site, subsurface flows are approximately 150 feet deep. A review of the Housing and Urban Development (HUD) Flood Hazard Boundary Maps illustrates that the proposed project site is included in Zone C which is designated outside of the 500-year floodplain.

The project area is located within the Mojave River water basin (Victor Valley). The Victor Valley County Water District (VVCWD) which serves the project site obtains its water supply from this basin, as well as other local water districts and private wells.

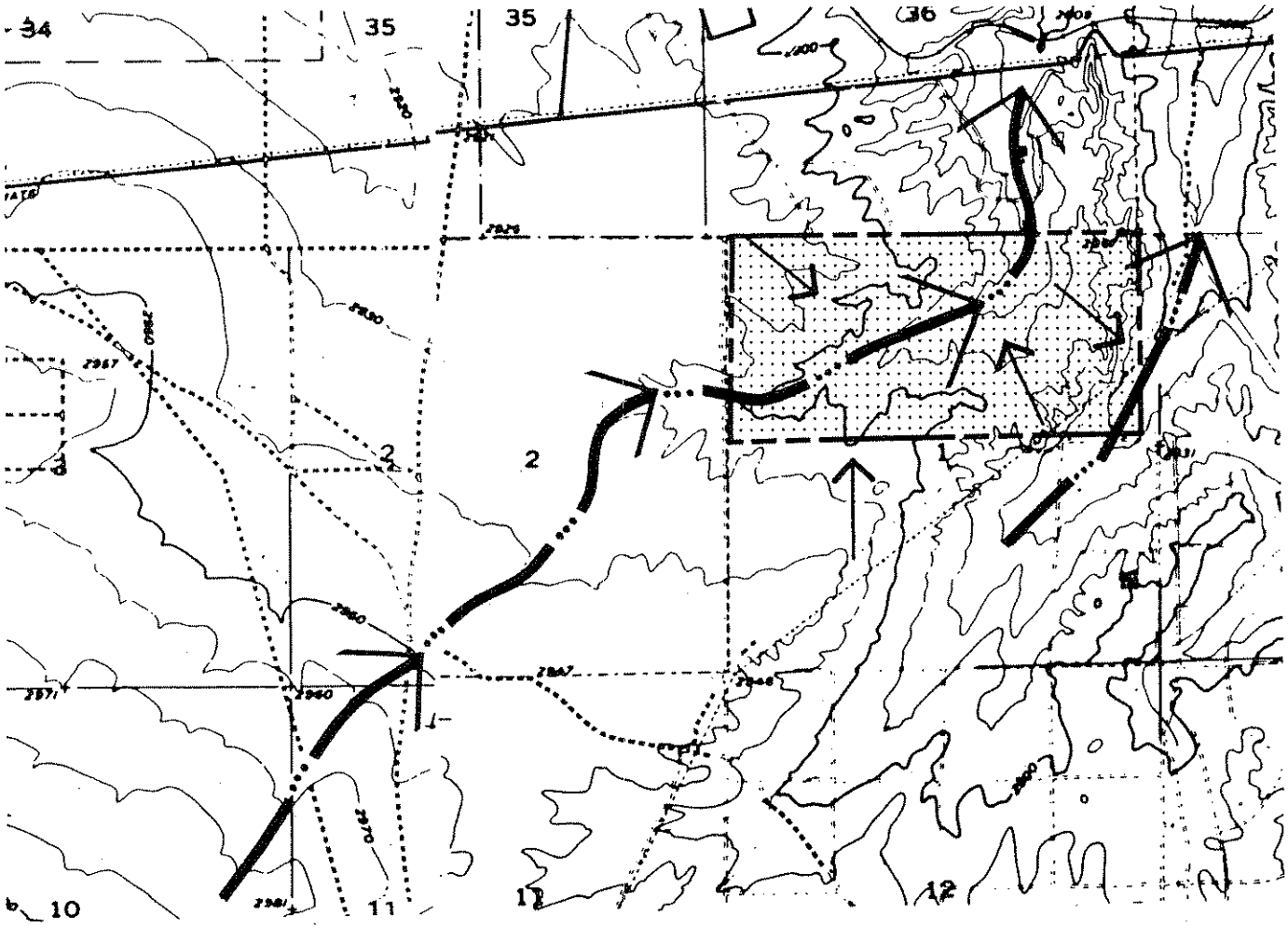
The Mojave Water Agency, which monitors the basin's water supply, has noted that the basin is currently being overdrafted on a regional basis. The water table has been falling over the past several years. Current studies on the overdrafting of the Mojave River Basin have thus far defined broad values for the supply of ground water available and the amount of overdrafting occurring.

The agency has entitlement to a specified water allocation (75,000 ac./ft.) from the California Aqueduct; however, only a small amount of this entitlement has been used, and is presently considered only as recharge for the Mojave River Basin.

Water Quality

The domestic (potable) water supply is of very high water quality. Water drawn from wells and examined for mineral content and other constituents has retained consistent high quality through many years of testing. Consequently, development of urban uses in the Victor Valley currently has had no apparent effect on water quality for the water resources contained in underground aquifers.

Water in the high desert is a rare and valuable commodity. With the exception of well and supplemental water from the aqueduct, no other sources currently exist. Water is a precious resource in Victor Valley and must be protected so that it can continue to serve the community's needs into the future.



■ HYDROLOGY
Existing Flow Pattern

Intermittent Stream

Sheet Flow Condition

COUNTY OF SAN BERNARDINO

North ▲ Not to Scale

Biota

Native Flora: The project site contains no significant vegetation concentrations. Generally, the site contains the desert-type habitat that is characteristic of the region.

Several plant communities occur in the Victor Valley region. These include Joshua Tree Woodland, Creosote Bush Scrub, Salt Bush Scrub, and Riparian Forest. Joshua Tree Woodland, Creosote Bush Scrub, and Salt Bush Scrub communities consist primarily of drought-resistant and deep-rooted plants which maximize moisture intake and provide an anchor the plants against the frequent wind.

The dominant species identified for the project site area include Joshua Tree (Yucca brevifolia), creosote bush (Larrea divaricata), and Mormon tea (Ephedra californica). Major forage species are Indian rice grass, desert needle grass, and filaree. An assessment of the project site was the result of a thorough review of existing information relating to biological resources of the on-site surveys and aerial photographic interpretation. No rare, threatened, or endangered species or habitat are known to exist on-site. Most yuccas, including the Joshua tree (Yucca brevifolia), and all cacti are protected under the State Native Plant Law. The Joshua Tree is also protected under the City of Victorville Municipal Code Section 13.32.

Clearing or any disturbance destroying the soil structure and vegetation may result in increased soil blowing. In some cases, historical clearing has influenced an increase of Indian rice grass.

Planting windbreaks will help reduce soil blowing. Among the trees most suitable for windbreaks are Aleppo Pine, Poloverde, and Athel or Evergreen Tamarisk.

Native Fauna: The majority of animal life in the Victor Valley region is found in the high desert outside of the urban influence. Fauna within the project site is minimal due to the lack of suitable habitat and the proximity of human habitation and intrusion. Animal life expected to occur within the project area includes three species of kangaroo rat (panamint, desert and merriam kangaroo rat), desert mouse, and pocket mouse, zebra-tailed and whiptail lizards, gecko and desert night lizard, jackrabbits, and occasional snakes. The coyote, badger, and kit fox are the most common predators in the area. Also, the spotted skunk, desert tortoise and several species of squirrels are known to live in the Mojave Desert in the Victorville area. Many of these mammals are nocturnal. The desert tortoise (Xerobates agassizii) is currently listed as a threatened species. In addition, the Mohave ground squirrel (Spermophilus mohavensis) is a state-listed threatened species. The City of Victorville will require an on-site field study prior to any site grubbing and/or grading. No other rare, threatened, or endangered species are known to exist in the site area.

Birds are usually sparsely distributed in the area, depending on food availability and cover.

Climate and Air Quality

Climate: The project area is located within the Southeast Desert Air Basin. The climate of the Victor Valley area is generally dominated by the semi-permanent high-pressure center over the Pacific Ocean and the San Gabriel and San Bernardino Mountains to the south that restrict almost all marine influence from the nearby ocean. The climate is therefore mainly a continental climate with hot summers, cool winters, low humidity, infrequent rainfall, and clear skies. Winds are mainly from the south through Cajon Pass and can carry pollutants from highly urbanized areas and into the Victorville area.

Winds and the temperature of the layers of air within the air basin generally determine the localized rate of dispersion of air pollutants near a new source as well as governing the regional transport of air pollution into and out of a given area. In Victorville, winds are either out of the south, originating in the polluted environments of western Riverside and San Bernardino Counties, or from the west where air from the San Fernando Valley entered the Antelope Valley through Soledad Canyon. In winter, especially at night, winds may become calm and allow for localized pollution stagnation, but summer daytime winds are strong from the south and transport air into the Victor Valley from other airsheds.

Temperature inversions, which control the vertical spread of air pollutants, are not as prevalent in the Southeast Desert Air Basin as in the South Coast Air Basin. Because Victorville is near one of the outflows of the South Coast Air Basin, it receives a fairly concentrated sample of air from the south. However, without the inversion to trap this inflowing coastal air mass, the pollutants quickly become diluted.

In winter, the pooling of cool air in lower elevations create air in lower elevations creates numerous radiation (localized) inversions. These shallow inversions, in conjunction with nearby calm air, could cause localized pollution “hot spots” if there were large concentrations of industrial or vehicular sources. These inversions because high pollution levels at night in winter in Las Vegas or Phoenix, but the Victorville area is not developed to the extent that these inversions (which burn off after sunrise) could cause significant air quality problems.

Air Quality: State and Federal agencies have set ambient air quality standards for certain air pollutants. The National Ambient Air Quality Standards (NAAQS) have been established for ozone, inhalable particulate matter, carbon monoxide, sulfur dioxide, nitrogen dioxide, and lead. The State standards are generally more restrictive than the Federal standards. A review of the State and Federal air quality standards and attainment standards reveal that existing air quality in Victorville is generally very good in contrast to the urban area of the South Coast Air Basin.

The Air Resources Board (ARB) regulates mobile emission sources and oversees the activities of County Air Pollution Control Districts (APCD) and Regional Air Quality Management Districts (AQMD).

A Mojave Desert Air Quality Management District (MDAQMD), in the AQMD, operates an ambient air quality monitoring station in Victorville. The MDAQMD is the agency empowered to regulate stationary sources in the Victorville area.

Historic data indicates that levels of carbon monoxide, nitrogen dioxide, sulfates, and lead have not exceeded or even approached their respective National Ambient Air Quality Standards. However, particulates which result either from wind-blown dust or hazy, polluted air from the South Coast Air Basin, often exceed State standards, but rarely exceed Federal standards.

The main air quality concern in Victor Valley is from ozone. The amount the Federal hourly ozone standard has been exceeded ranges from 56 to 105 days over the last five years. These high levels of ozone cause the Victorville area, as part of the Southeastern Desert Air Basin (SEDAB), to be designated a non-attainment area for ozone.

Most studies have shown that the source for high ozone levels in the lee of the San Gabriels is polluted air from the South Coast Air Basin. Until emissions are sufficiently reduced in the coastal communities, the inland valleys will continue to have unhealthful levels of photochemical air pollution. The Air Quality Management Plan (AQMP) for the Southeast Desert Air Basin recognizes the interaction and interbasin transport between the south coast and the southeastern desert. Additionally, it concedes that little can or needs be done locally to try to improve air quality until the South Coast Basin attains AQMP standards.

lnhalable particulate matters are those particulates that, when inhaled, can cause health problems. Particulates in the air result from various dust and fume-producing operations (industry and agriculture), general incineration, and atmospheric photochemical reactions. Natural sources of particulates include wind-blown dust and pollens. Some particulates in the Victor Valley area may be transported in the polluted air from the South Coast Air Basin.

The frequency that particulate matter -10 micron (PM1O) standards were exceeded number from 7 to 20 times, measured every six days for the past four years.

Construction activities will disturb the dry desert soil, which then creates significant quantities of fugitive dust once the protective “desert varnish” soil crust is broken. The Environmental Protection Agency (EPA) suggests a fugitive dust emission factor of 52 pounds per acre disturbed per day of construction. Through the use of dust control, such as regular watering or dust palliative chemicals, the emission level can be significantly reduced. Specific regulations that may apply to the project include Rule 403, which limits fugitive dust emissions.

Since these emissions are released mainly during the day when strong winds and deep thermal convection provide good local ventilation potential, there is little chance of any localized stagnation of these emissions; and no resulting air quality impact, except in the immediate vicinity of the construction itself, would be expected.

Additional measurements and/or records of various pollutants are Pollution Control District Hesperia, and Barstow maintained by the San Bernardino County Air with monitoring stations within the Victorville, areas and include the following:

- Carbon monoxide (CO) is emitted primarily by motor vehicles. The highest carbon monoxide levels within the Southeastern Desert Air Basin are generally measured during the winter months. This occurs when localized inversions are formed by the cool air drainage to lower elevations (basins) in conjunction with nearby calm air. The highest one-hour and eight-hour average parts per million recorded by the Barstow monitoring station in the last three years have not exceeded standard excesses.

- Sulfur dioxide (SOs): This pollutant is a combustion product of sulfur or sulfur- containing fuels. Sulfur dioxide levels are also generally highest in the wintertime. No sulfur dioxide standards have been exceeded in the last three years at the Barstow monitoring station.

- Nitrogen dioxide (NO2), a forerunner to the ozone, is emitted from motor vehicle engines, refineries, et al. Nitrogen dioxide is the "brownish" colored gas observed during periods of highly concentrated pollution. The standards for nitrogen dioxide (highest one-hour average, parts per million) have not been exceeded in the last five years, based on existing air quality data.

- Lead (Pb): Gasoline-powered engines and fuel pumps are a major source of airborne lead. The use of unleaded fuels and fuel pump recovering systems is helping to reduce levels of airborne lead. No excess of established standards has been recorded at the Victorville Monitoring Station.

Archaeology

A review was conducted of the California Archaeological Inventory at the San Bernardino County Museum, Archaeological Information Center; and a paleontological records review was conducted at the San Bernardino County Museum, Earth Sciences Department. Also, the National Register of Historic Places, California Historical Landmarks (1979), and Historical Landmarks of San Bernardino County (Quinn 1980) were consulted to determine the proximity of historical resources to the site. The results of these literature and record searches revealed no historic or prehistoric cultural resources were identified within or adjacent to any portion of the area of potential environmental impact (APEI).

Paleontology

In 1985, the City of Victorville retained a qualified paleontologist to conduct a city-wide geologic survey to determine the location of fossil-bearing lake bed strata. The project area is located upon the fossiliferous strata identified under cultural resources in the current Victorville General Plan, Technical Background Reports.

The project area located on fluvial and lacustrine sediments, a formation known as Shoemaker Gravel. This is underlaid by the finer-grained "Harold" formation, sediments that are described by Bowen (1954:89) as follows:

"South of the Upper Narrows of the Mojave River, thin, light yellowish gray limey siltstone and claystone are distributed over several acres, indicating the former existence in very late Pleistocene or recent time, of a shallow lake. This may have been the result of uplift (damming) on the Victorville fault."

Previous paleontologic material has been recorded in the Earth Sciences Department of the San Bernardino County Museum from approximately 25 localities in the "Harold formation. The paleontological species discovered at these localities are thought to predate the Pleistocene Rancholabrean and mammal age, and are probably more than 450,000 years old.

Historical

The project area is within a larger territory once inhabited by the Serrano Indians at the time of exploration by the Spanish. In 1776, Father Garces traveled along the Mojave River east of the project site and recorded various Indian villages that existed along the river at the time. During the 1940's, the San Bernardino County Historical Society and the Archaeological Survey Association of Southern California conducted numerous archaeological surveys and some excavation of certain sites along the upper Mojave River area. Research indicates that the Indians of the area were hunters and gatherers, living in small extended family groups, and moved camps seasonally to secure food from animals and plants of the desert and mountains.

Although no subsurface investigation was undertaken, it is believed that no cultural resources exist below the surface, chiefly because Victorville's traditional growth occurred among the Mojave River; and, as a result, most areas of historical significance are found near the river. It is more than likely that historical and archaeological resources are not contained on the project site.

Aesthetics

The project site is generally flat and is physically separated from surrounding properties by local roadways. Variable commercial uses and residential densities included in the land use map and development program, along with flexibility in land use patterns and landscape edge treatments, will allow for compatibility with adjacent land uses. Major off-site views will be of the San Gabriel and San Bernardino Mountains south of the site, the Quartzite Mountain to the north, and the Granite Mountains to the east. There are minor on-site views from the surrounding roads.

Noise

The project site, being vacant, is currently not a source for noise generation; nor is it particularly affected by noise intrusion from any off-site sources.

The Community Noise Equivalent Level (CNEL) serves as the noise rating scale most commonly used in California for land use compatibility assessment. The CNEL scale is a 24-hour, time-weighted annual average noise level based on the A-weighted decibel. A-weighting is a frequency response of the human ear. Noise levels were determined and depicted in the Noise Element using the CNEL scale.

The normally acceptable external noise standard for residential areas is 60-65 CNEL. An interior noise level of less than 45 CNEL is acceptable and is generally attainable in areas where exterior noise levels do not exceed 60-65 CNEL.

The City's noise element contains maps that identify noise contours for future civilian aircraft operations out of former George Air Force Base [now called the Southern California Logistics Airport (SCLA)] and roadways with significant daily traffic volumes. SCLA is located directly to the northwest of the project site.

The City's noise element identifies the potential future noise contours related to the operation of the SCLA. The noise contour map (Refer to Exhibit 6, Noise) illustrates the project site does not fall within the 65 dB L(dn) contour).

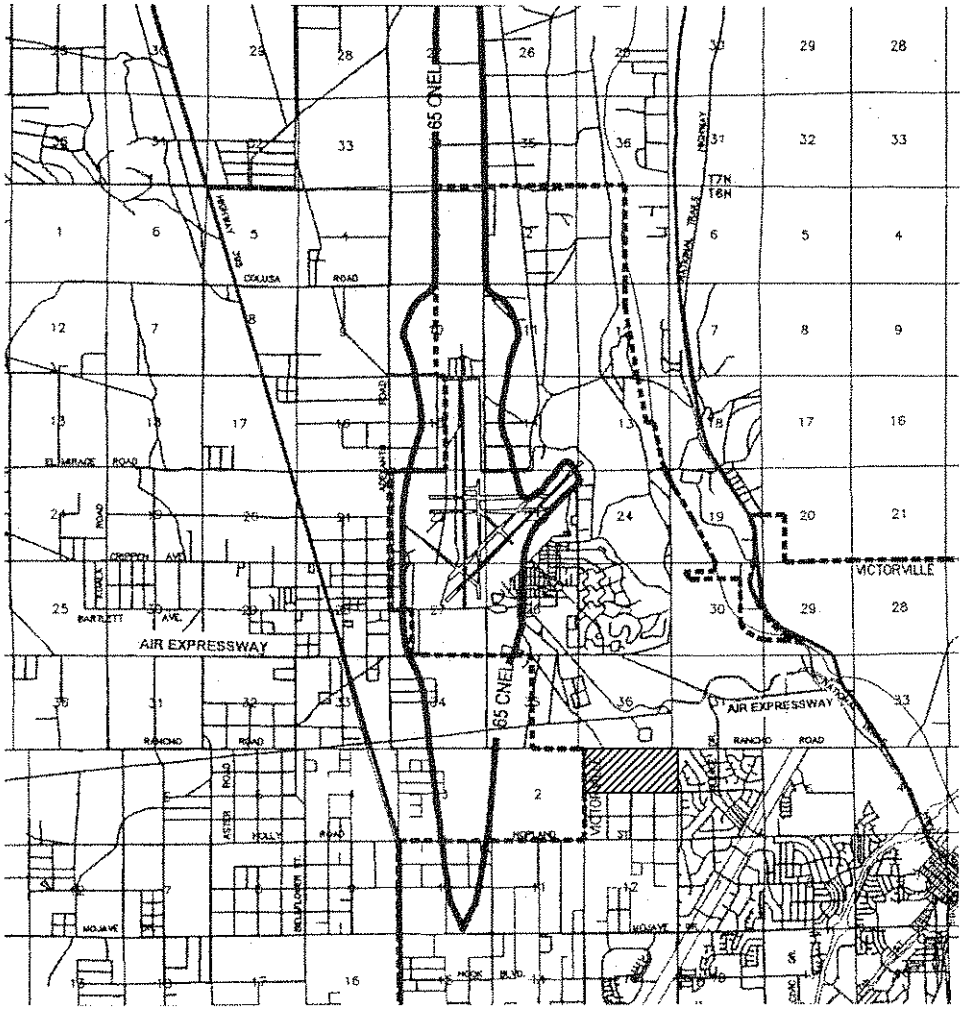
There may be a short term impact on ambient noise levels as a result of construction-related noise. Noise generated by construction equipment can reach substantial levels. Greatest potential for problems exists for the residential uses located along Mojave Drive and adjacent to the northeast project boundary. Construction noise may, to a lesser extent, affect any nearby sensitive receptors.

Project-related traffic may increase noise levels on both perimeter and interior roadways. The existing and future residences located adjacent to the site will be affected more or less by higher noise levels.

Project-related traffic may increase noise levels On streets in the area. In order to determine accurate noise levels generated by future development on site, additional noise assessments may be needed.

Land Uses

Existing land uses in the project vicinity are residential, including single family and multiple family units. Most of the surrounding area is relatively undeveloped, predominantly in a natural condition. However, a federal prison has been constructed north of the project site. Land uses within the project site include semi-improved and dirt roads. A power line easement (LADWP) (approximately 29.0 acres) bisects the eastern portion of the site. Tower structures are located within the easement. The project site is located in a vicinity that has been growing over a period of years. The Civic Center and new urban core at Palmdale Road and Interstate 15 is located approximately 2-1/2 miles from the southern portion of the site. This area has extended outwardly, developing in response to the desirable features of the area and low cost of the land. As a result, some parcels of land have remained vacant. The project site, made up of several parcels, is one of these, remaining vacant while adjacent parcels infill with development.



Source: City of Victorville General Plan

Noise

- 65 db Ldn 1 mile contour
- City Limit
- Project Site

Development Plan ■ Exhibit 6

RANCHO TIERRA

NOISE PLAN

CITY OF VICTORVILLE, CA

NOT TO SCALE FORMA

April 1, 2004

General Plan

Properties surrounding the project site are designated within the residential categories. The General Plan designates the project site as light industrial. General Plan land use designations for the project and surrounding area are illustrated on Exhibit 7, General Plan.

Existing Zoning

The Zoning adopted by the City Council on December 6, 1990 (Ordinance No. 1471; ZC No. 34-90) consists of IPD-T-B10 (Industrial Park District Transitional with a minimum building site of 10 acres) for the project area.

The Industrial Park District is intended to allow for industrial uses adjacent to the City of Adelanto and compatible with George Air Force Base. However, George Air Force Base is being phased out by 1991/1993; and future land uses are being reviewed by a joint re-use committee, representative of cities in the high desert region.

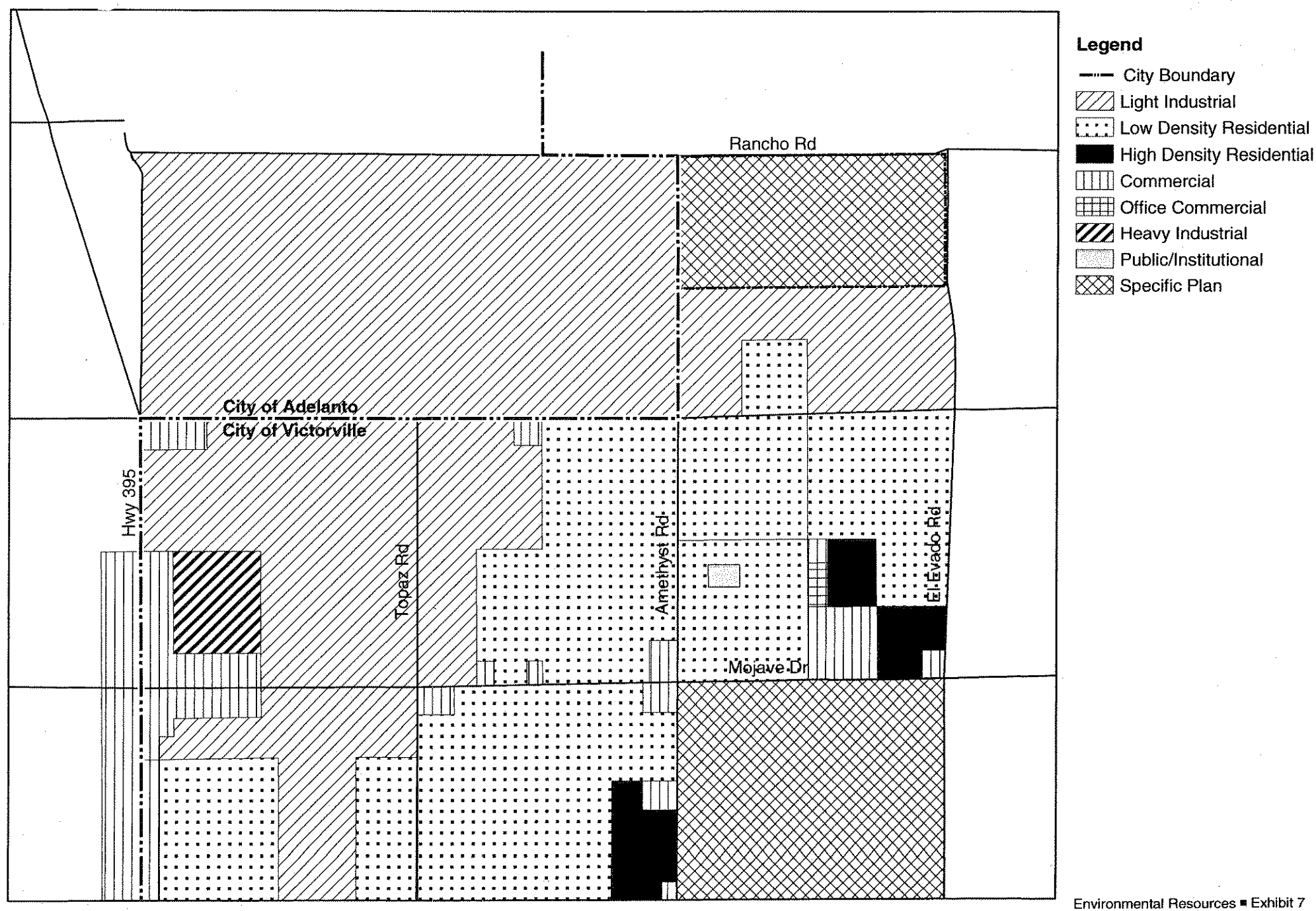
The transitional district (T) standards that require site plan review are combined with the IPD district standards. The transitional district utilizes development standards to address buffers and/or potential impacts within specific areas including environmental mitigation measures. This is to ensure orderly, proper, and harmonious development within and between zone districts of different standards. The special building site combining district (B) is combined with the IPD district and is applied with the respective zone district regulations to limit building site area.

Implementation of the land use plan will change the primarily undeveloped site to urban uses. The open character of the site will be transitioned into a major mixed-use development adjacent to the Rancho Road corridor. Consequently, the intensity in the use of the land will increase over the existing condition. The Land Use Plan will require a General Plan Amendment and Zone Change to a Specific Plan (SP) designation.

[On December 17, 1991, the City Council adopted a change of zone (Ordinance No. 1540; ZC No. 12-91) and Specific Plan 1-91 (Ordinance No. 1551; SP No. 1-91) for the project area.]

The site will be developed over an extended period. Uses will follow as market demand and economic conditions dictate. Uses proposed in the Land Use Plan and Development Program are consistent with adjacent off-site uses as well as the development trend proposed for this area.

The Specific Plan is the mechanism through which land use and regulatory provisions will be established and enforced for that area within the Specific Plan boundaries. Zoning will be based upon regulations and standards within this Specific Plan and applicable regulations in the City of Victorville Municipal Code Zoning Ordinance (Title 18) and Municipal Code Subdivision Ordinance (Title 17).

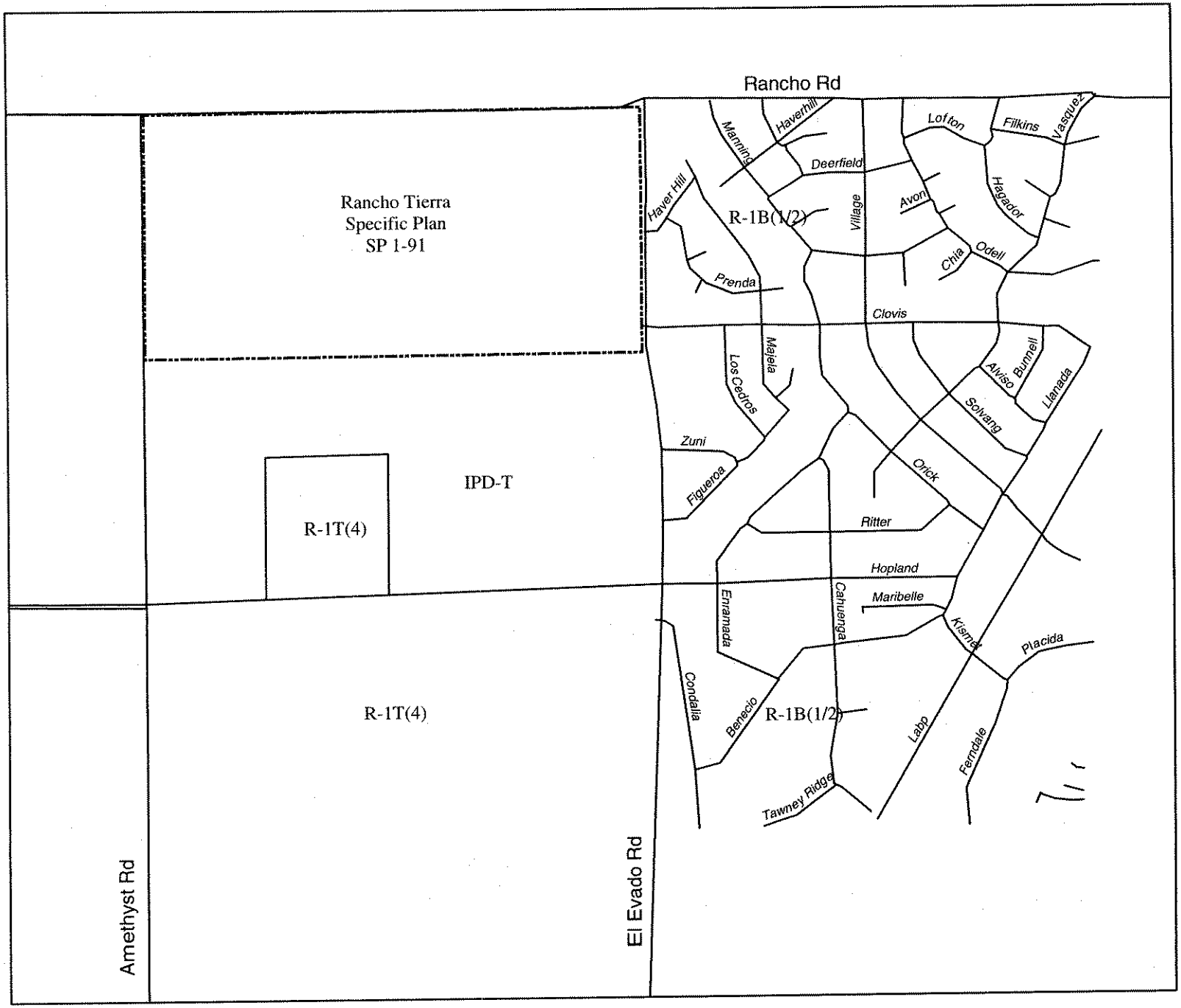


Environmental Resources ■ Exhibit 7

GENERAL PLAN

RANCHO TIERRA

CITY OF VICTORVILLE, CA



Legend

Zoning

- IPD-T Industrial Park District (Transitional)
- R-1T(4)
- R-1B(1/2)

Environmental Resources ■ Exhibit 8

ZONING PLAN

RANCHO TIERRA

CITY OF VICTORVILLE, CA

0 1,250 Feet

FORMA April 1, 2004

Circulation/Traffic

The Circulation Element of the current City of Victorville General Plan includes all of the roadway improvements of importance to development of the project site. These improvements are long range policies of the circulation element.

A traffic study of the Specific Plan area has been completed and subsequently updated by Kunzman Associates. (Refer to separate documents prepared by Kunzman Associates and dated May, 1991 and October, 1991.) The project area is served by several major arterials. The major arterials are Rancho Road, Amethyst Road, and El Evado Road. The major arterials provide both local and indirect regional access to the project area. All of these roads are shown on the currently adopted City of Victorville Circulation Plan.

Regional/Local Road System

Regional access to the project area is provided by Interstate 15, a major north-south interstate freeway, and Highway 395.

A full interchange is located at National Trails Highway/"D" Street and Interstate 15. The underpass currently provides two lanes for through traffic. Turn lanes are provided at each end of the underpass for vehicles to enter the on-ramps.

Rancho Road and El Evado, major arterials, are proposed as four (4) lane facilities. Amethyst Road and Clovis Street are proposed as two (2) lane facilities.

Public Services:

The development project will be served by several public and quasi-public agencies.

Schools

The development project currently lies within the Adelanto School District for elementary and middle schools, and the Victor Valley Union High School District. The School District utilizes a .6 student ratio per household for elementary school and a .2 student ratio per household for middle school resulting in an estimate of approximately 808 elementary students and 270 middle school students. The Victor Valley Union High School District utilizes a .2 student ratio per household resulting in an estimate of approximately 270 high school students for the project site.

Police

The San Bernardino County Sheriffs Department is under contract to the City of Victorville to provide police protection and traffic safety services. These services include traffic and neighborhood police control, emergency calls, and crime prevention. The County Sheriffs Department would respond to the project site from its station at 14455 Civic Center Drive and/or 14199 McArt Road. Response time to the project site would be approximately 2 to 4 minutes. Manpower needs are based upon variable factors that include response times, volume of requests for service, and traffic conditions.

Fire

The City of Victorville Fire Department currently provides fire and life safety services from its headquarters station at 16200 Desert Knoll Drive. The response time from this station to the project site is approximately 4-5 minutes. These times are based on existing response rates. A future bridge over 1-15 at Roy Rogers Drive will reduce response rates. In addition, a future fire station is proposed two (2) miles to the south near the intersection of Mojave Drive and Amethyst Road.

Hospitals

Medical services will be provided to the project area from St. Mary Desert Valley Hospital and Victor Valley Community Hospital. St. Mary Desert Valley Hospital opened a new facility in December 1983, replacing the hospital's 60-bed facility. The new hospital facility has approximately 75 general acute-care beds and is maintaining an 85% occupancy rate. Victor Valley Community Hospital presently has 119 beds, including general acute-care beds and maintains a 90% occupancy rate. It is currently under construction to increase its bed capacity.

Recreation and Parks

The City of Victorville Community Services Department provides maintenance services to city-owned vacant lots, parks, the City Hall Complex, and street trees within rights-of-way. The closest facility to the project site is the Community Center at 14343 Civic Drive. The Community Services Department uses a modification of the National Recreation and Park Standards to estimate service demands. Open space demand generated for the proposed project would be 5 acres per 1,000 residents.

Public Utilities

Agencies providing services are indicated in the following list.

Public Utility Agency

- City of Victorville Public Works Department
- Wastewater - Victor Valley Wastewater Reclamation Authority
- Water - Victor Valley Water District
- Solid Waste - County of San Bernardino Solid Waste Management District and Victorville Disposal, Inc.
- Electricity - Southern California Edison Company
- Gas - Southwest Gas Corporation
- Telephone - Verizon
- Television – Charter Communications

Utilities are more fully discussed in the Infrastructure component (Section 4) of the Specific Plan.

Summary: Impacts and Mitigation Measures

Earth Resources

Site grading will modify the existing terrain to prepare the land for development, as necessary, for drainage, infrastructure, and earthwork balancing considerations. No unusual geotechnical hazards or land subsidence constraints are expected subsequent to building construction. Mitigation includes adherence to grading regulations, and preparation of a geotechnical/soils analysis, as necessary, to recommend specific soil compaction requirements.

Hydrology

Modification of the project site surface through grading and paving is expected to increase surface runoff. Urban contaminants from surface runoff will incrementally degrade surface water quality. Detailed hydrology studies will be required in sizing storm drains, detention/retention basins and other necessary drainage facilities need to mitigate increases in flows due to development. Mitigation includes preparation of hydrological analysis to determine storm drain specifications, erosion measures to minimize sediment during grading, and extending the city's street-sweeping program into the area.

Biota

During site construction, the existing habitat will be removed as a result of earth movement and wildlife will be displaced to off-site locations. The site may contain the desert tortoise (Gopherus agassizii). This species is listed as a threatened species by the U.S. Department of Interior, Fish, and Wildlife Service. A site survey and report of findings to determine if the desert tortoise and Mohave ground squirrel are located within the project site will be required by the City prior to grading approvals for the implementation of the Specific Plan. Other than the desert tortoise and Mohave ground squirrel, no other known rare, threatened, or endangered species or significant habitat is located within the project site; thus, additional impacts are not considered significant. After development,

animal habitat will shift in favor of rodents, reptiles, and songbirds. Mitigation includes use of desert-type landscape materials to encourage the return of native wildlife. In addition, coordination between the developer and the City will take place at the time of project grading to cause as many Joshua trees as possible to be relocated into open space areas.

Air Quality

During and subsequent to site construction, emissions from construction equipment, new vehicular traffic, and indirect energy consumption will cumulatively degrade basin air resources. Construction emissions are of short-term duration. Fugitive construction dust impacts will be controlled through compliance with Air Pollution Control District (APCD) regulations. Mitigation for future vehicular traffic includes encouraging the use of local shuffle systems, van pool programs, and bicycles. It is also suggested that energy conservation be practiced.

Archaeology/Paleontology

Site development is not expected to impact any archaeological resources as a result of site-.conditions and characteristics. For paleontological resources, however, routine construction activities, which include grading, trenching, etc., may expose significant vertebrate fossils. Mitigation measures to minimize the impact on cultural resources, including archaeological resources, will include additional field survey and monitoring during grading in the event that artifacts are discovered. If discovered, the material needs to be salvaged by a trained specialist skilled in the discovery of fossil remains.

Noise

Short-term construction-related noise impacts will temporarily disrupt the local noise environment, primarily affecting adjacent residences. After project build-out, vehicles generated from proposed land uses will increase noise levels along interior and perimeter roadways. Residential uses adjacent to certain roadways may be affected by this increase. Rancho Road, El Evado Road, and Amethyst Road are expected to service sufficient vehicles that may affect residences adjacent to these facilities. Mitigation measures may include conducting additional site-specific noise assessments as necessary to determine measures which will satisfactorily reduce noise to an acceptable level, and adherence to local noise regulations.

Southern California Logistics Airport (SCLA) is located to the northwest, approximately one (1) mile from the closest point on the project site. The SCLA operational noise contours indicate that the 65 dB noise contour is located west of the project boundary.

Land Use

Approval of the Specific Plan will require amendments to the General Plan and Zoning map to a Specific Plan (SP) designation. Proposed land uses are consistent with existing designations and the George Air Force Base re-use studies, representing more of an implementation of proposed planning for the western addition area rather than change in land use direction. Adjacent uses will be affected by change in the existing undeveloped environment to one of urban character. Mitigation includes requiring adequate setbacks, buffers, etc., where potential land use conflicts exist.

Traffic/Circulation

The development of the site will generate traffic on the existing and future arterial and collector street system.

Project traffic will contribute to the need to construct the ultimate circulation system as depicted in the current City's General Plan Circulation Element. Rancho Road and El Evado Road are designated as future major arterials (4 lanes divided).

A maximum of approximately 25,800 ADT is forecast for project land uses, of which 1,560 trips are expected to occur during the morning peak hours and 2,500 trips are expected to occur during the evening peak hour. These volumes will be a part of the projected year 2010 daily volumes as shown on Figure 4 of the Circulation Element of the City of Victorville General Plan.

The Circulation Analysis summarized existing traffic conditions, project traffic volumes, and the required roadway network to accommodate future traffic. The Traffic Study prepared by Kunzman Associates (October 1991, revised) is in Appendix A of this document. The key findings are summarized below:

- The arterial street system is to be constructed as shown on the City's Circulation Element. Any deviation shall be by amendment to this Specific Plan and the General Plan Circulation Element.

- All other streets internal to the project can be two-lane collector and/or local streets.

The following measures are recommended to mitigate the impact of the project on traffic circulation:

- Construct adjacent and internal streets as identified in the Traffic Study dated October 1991, (revised) in Appendix A. The minimum paved width of any boundary street as identified in mitigation measures b. and c. of the Traffic Study shall be 32 feet.

- At occupancy, provide improvements to Rancho Road and to Clovis Street and at the intersections of Village Drive/Rancho Road and Village Drive/Clovis Street as listed in the Traffic Study in Appendix A. Occupancy shall be as determined by the City Engineer as development occurs and is occupied. Because these improvements will benefit future development in the area, the subdivider may enter into a payback agreement with the City. In addition, this development shall require equitable payment and installation of a traffic signal at the Rancho Road/El Evado Road intersection.

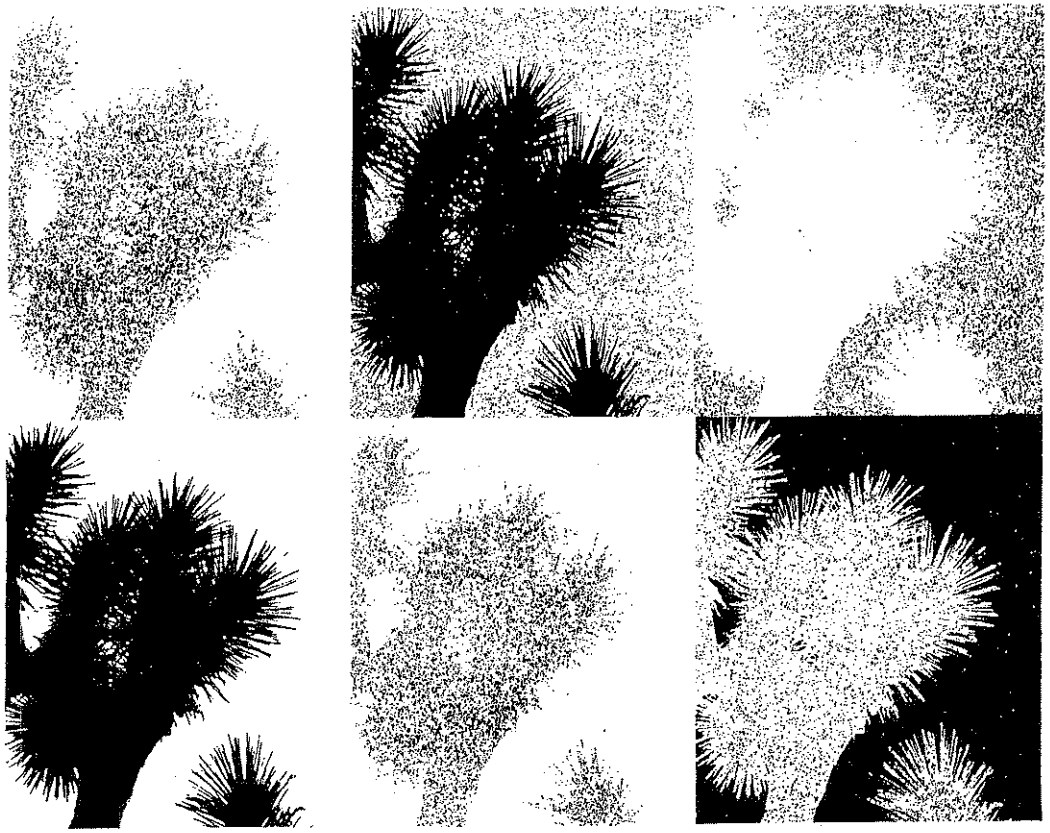
It is recommended that the City monitor the key intersections in the vicinity of the site for warrants for traffic signals as development within the surrounding area occurs. This way the development of the roadway system can parallel the development of the project area and the surrounding areas providing for gradual expansion in both building construction and public improvements. It will also help the City avoid installation of unwarranted traffic signals. Fees are currently being collected that will be applied towards specific master-planned improvements, i.e., traffic signals that are projected to be warranted due to the accumulated traffic volumes from numerous developed areas. The City could then contract for their construction at such time as they are warranted.

Public Services

Project site development will not significantly impact most community services and public utilities. The planned expansion of master-planned facilities will provide for orderly growth to the area without significant impact. For police, fire, and education, site development may require additional staffing and facilities to provide adequate service to the site. Mitigation includes: 1) providing sufficient water supply to effectively control fire; 2) requiring site plan review by the Fire Department; 3) providing water conservation devices; 4) providing landscaping in accordance with City code; 5) collecting connection fees for sewage treatment; and 6) collecting funds for the Capital Facilities Improvement Program.
The aforementioned impacts and mitigation measures are based on existing information and may not be all-inclusive. An additional environmental assessment may be necessary on site specific projects.

Growth Inducement

Development of the Specific Plan will induce growth in the area. While this in itself may not be a significant impact, the growth inducement will require additional demands on natural and man-made resources and the environment.



D E V E L O P M E N T P L A N

Chapter 3 DEVELOPMENT PLAN

Introduction

The project is proposed as a master planned mixed-use development. As one of the city's master planned developments, the project will be a unique component to the western addition area. The potential also exists to set a development standard in the western area that the surrounding areas can follow.

The following goals and objectives constitute policy guidelines for the Development Plan.

- Create an identifiable mixed-use community that provides a variety of high quality residential, commercial, and industrial development, including office business parks, that promote a job-housing balance (i.e., work place is in close proximity to home);
- To reinforce the identity of the development project through control of the project elements, such as architecture, landscape, walls, signage, distinctive entry treatments, a viable circulation network and promotes a sense of place;
- Create development flexibility to reflect anticipated marketing needs and provide for uses that will be marketable within the Victorville area;
- Allow for an integrated circulation system that will serve mixed-use development needs without encouraging regional circulation intrusion and encourage alternative means of transportation;
- Conserve energy and prevent neglect of the area's natural resources through compatible site design and use of drought-tolerant plant material; and
- Propose a logical phasing plan based on the marketplace and the extension and provision of infrastructure.

Land Use Plan

Development Concept

The project is envisioned to be a high quality master-planned mixed-use development. The development program provides for commercial and industrial uses, as well as a range of residential products. Residential uses will include a mix of housing products from affordable to move-up for a wide range of homebuyers. The planned development offers proximity to a major urban civic center and cultural area. All planning areas within the project will be linked through a common road network with associated open space/esplanade system.

The land use plan is designed with sufficient flexibility to permit adjustments in commercial and industrial uses, housing types, and densities to meet changing market conditions, while still achieving the objectives and design intent for the project development. The Town Land Use Plan is illustrated in Exhibit 9, Land Use Allocations, as shown on Table 3, and provides a breakdown of the project by use density, acres, and total number of homes.

Phasing

Phasing of development is proposed to move generally from west to east.

This strategy involves a number of considerations including:

- Scattered growth taking place east of the project site.
- Utilities that are available along the eastern portion of the site;
- A mix of residential products provided through west to east phasing.

The construction of landscaped rights-of-way will be phased to coincide with residential construction so that increments of landscaped right-of-way and open space will be developed coincidentally with increments of housing.

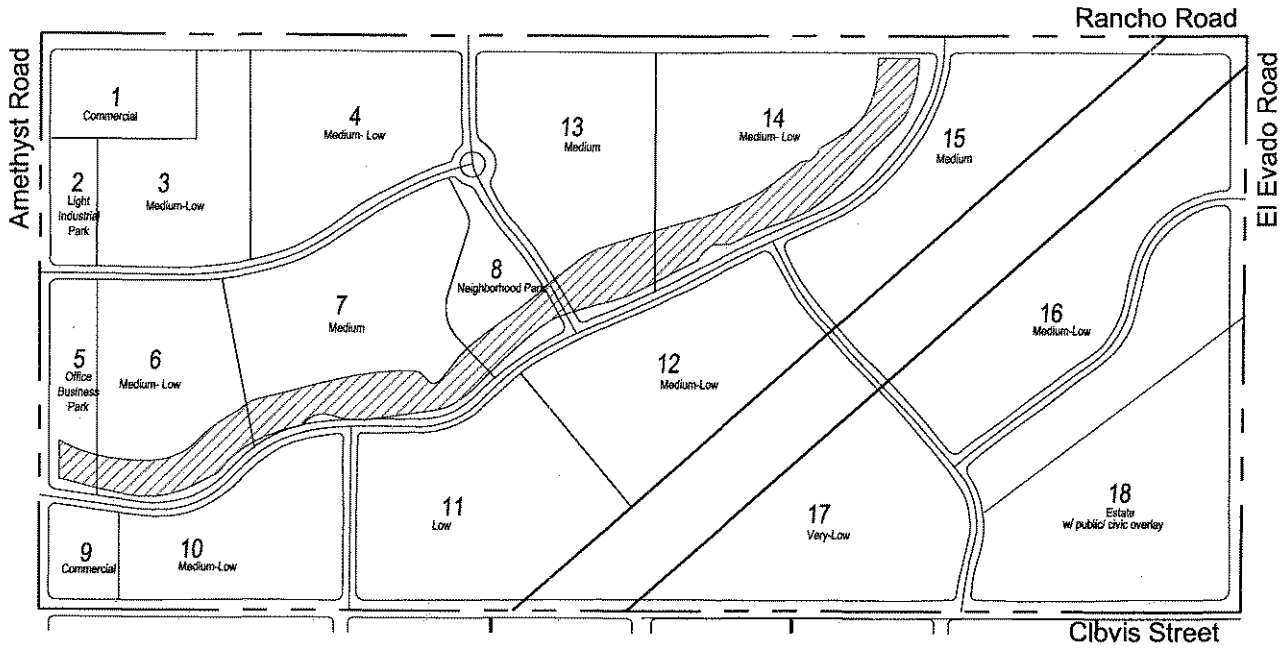
The phasing of the plan is designed to provide flexibility to respond to changing economic and market conditions that can occur at the time of development.

Commercial Land Uses

The Specific Plan proposes several commercial sites adjacent to the collector and arterials surrounding the project site. Uses will range from neighborhood commercial featuring supermarkets, drug stores, other local-serving retail, service, and office to general commercial uses that are compatible with and can buffer surrounding industrial uses. Office business park uses can meet local employment needs and act as a buffer to residential uses.

Industrial Land Uses

A light industrial park site adjacent to Amethyst Road will act to buffer potential industrial uses to the west, within the City of Adelanto, and provide local employment and service opportunities.



Mixed Land Use

RESIDENTIAL

- Estate (P.A. 18)
- Very Low (P.A. 17)
- Low (P.A. 11)
- Medium- Low (P.A. 3,4,6,10,12,14,16)
- Medium (P.A. 7,13,15)
- Open Space/ Drainage

COMMERCIAL

- Commercial (P.A. 1, 9)
- Office Business Park (P.A. 5)

INDUSTRIAL

- Light Industrial (P.A. 2)

SHARED FACILITIES

- Neighborhood Park (P.A. 8)

Development Plan ■ Exhibit 9

RANCHO TIERRA

CITY OF VICTORVILLE, CA

TOWN PLAN

NOT TO SCALE FORMA

September 3, 2004

Table 3
Specific Plan Land Use

Residential

Land Use	Planning Area	Gross Acres	Maximum Homes	Overlay
Category / (Min. Bldg. Site Area)				
Estate				
(18,000 s.f.)	18	22.7	45	Public/Civic
Subtotal		22.7	45	
Very Low				
(7,000 s.f.)	17	18.5	61	
Subtotal		18.5	61	
Low				
(6,000 s.f.)	11	16.2	82	
Subtotal		16.2	82	
Medium Low				
(5,000 s.f.)	3	10.9	73	
	4	15.3	95	
	6	15.8	102	
	10	14.2	92	
	12	22.6	154	
	14	17.0	110	
	16	29.9	137	
Subtotal		125.7	763	
Medium				
(4,000 s.f.)	7	16.5	119	
	13	20.9	150	
	15	17.7	127	
Subtotal		55.1	396	
Residential Total		**238.2**	**1347**	

Non-Residential

Land Use	Planning Area	Gross Acres	Maximum Homes	Overlay
Commercial	1	5.0		
Commercial	9	2.8		
Office Business Park	5	4.3		
Light Industrial	2	2.6		
Other:				
Neighborhood Park	8	5.5		
Parkway (Pedestrian Esplanade)		*3.6*[1]		
Road Right-of-Ways		20.8		
Open Space/Drainage		*15.8*[1]		
Public/Civic (overlay)		*22.7*[2]		
Non-Residential Total		**41.0**		
Total		**279.2**		
Easements (LADWP)		29.0		
Specific Plan Total (inc. LADWP)		**308.2**	**1,347**	

Legend
[1]Included in Planning Areas #5-8 , 13, 14
[2]Included in Planning Area #18

Residential Land Uses

The residential mixture for the project is designed to provide a strong community image, which include a broad range of densities and a variety of housing types. Residential products and densities are grouped and located based upon similar characteristics and site criteria. It is anticipated that development will include singles, young starter families, families with older children, empty nesters, and retired residents.

The following is a brief summary of each residential product type.

Estate Residential: A single detached dwelling or custom home on a single lot. The site layout can be more informal, with a rural character. Lots can range from 18,000 s.f. Densities can range from 1 to 2 dwelling units per acre.

Very Low Residential: A single-family detached residence will be on a single lot with standard yard setbacks. Relatively formal arrangements will be within tracts along local streets and cul-de-sacs. Typical residential lots will range from 7,000 s.f. The density is 2 to 5 residential homes per acre.

Low Residential: This permits a single-family detached residential home on a single lot. Neighborhoods will be laid out in formal patterns along local streets and cul-de-sacs. Residential lots will range from 6,000 s.f. The density is 3-6 residential homes per acre.

Medium-Low Residential: A single-family detached residence that offers access to employment areas, open space, and the roadways. Residential lots will range from 5,000 s.f.; the density will range from 3.5 to 6.5 dwelling units per acre.

Medium Residential: This permits a single-family detached residence on a single lot, or paired homes with two residences on a single lot. Residential lots will range from 3,600 s.f.; the density will range from 4.0 to 7.2 dwelling units per acre.

Park Site: Along the project entry road, a 5.5-acre site has been reserved for use as a potential park. This facility is located adjacent to and will be accessible to the pedestrian network and central open space area.

The principal focus of the park will be active and passive recreation for local residents. Sidewalks and bicycle lanes are planned along the main project collector roads for trail alignments, allowing project residents non-vehicular access to the park.

Community Facilities/Path way Network

The planning objective is to develop a transportation system that provides adequate automobile circulation while encouraging alternate means of pedestrian access. Emphasis is placed on the continuity of trails and open space connections within the project site. The convenient location of commercial services and community facilities in the area will promote the use of alternative transportation modes. Refer to Exhibit 10, Community Facilities/Pathway Network.

The development will provide a primary pathway network as part of the esplanade roadway. The pedestrian esplanade will be convenient to residents and promote an important pedestrian link between western addition area facilities.

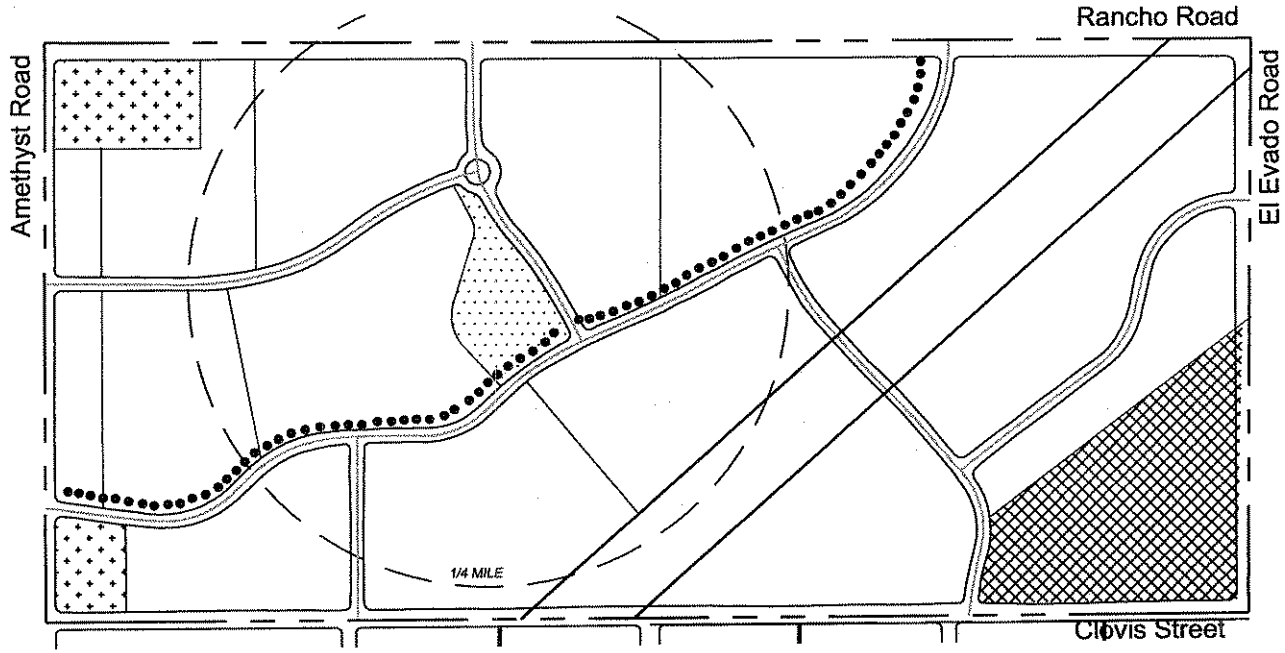
During the implementation stage, connections will be provided through Tentative Tract Map submittals. Connections will be made by pedestrian esplanade and/or optional secondary esplanade along roadways adjacent to and/or through neighborhood residential projects.

An esplanade is a landscaped enhanced public walk along a roadway. Within the development, there can be two types or levels of esplanade. The primary pedestrian esplanade is intended to be used area-wide and will provide a pedestrian link between areas within the development.

The primary esplanade will be located along one side of the roadway, which connects Rancho and Amethyst Roads within the project and will be adjacent to the central open space area.

The optional secondary esplanade within the development can link various commercial/industrial and residential neighborhoods to the primary esplanade (area-wide system) and the adjacent LADWP easement. The secondary esplanade can be located within residential neighborhoods and work in combination with collector and local streets.

The esplanades will be offered for dedication to the City of Victorville and can be funded through a variety of municipal finance mechanisms, such as assessment districts. The use of enhanced desert landscaping and water conservation measures is strongly encouraged. Refer to Exhibit 12 and Section 4, Infrastructure Plan, Circulation, for a discussion of Pathway Standards.



Townwide Facilities/ Pathway Network

SHARED FACILITIES

- Commercial
- Neighborhood Park
- Park Walkability Radius ($\frac{1}{4}$ mile)
- Public/ Civic Overlay
- Pedestrian Esplanade

Development Plan ■ Exhibit 10

RANCHO TIERRA

CITY OF VICTORVILLE, CA

TOWNWIDE FACILITIES/ PATHWAY NETWORK

NOT TO SCALE FORMA April 1, 2004

Project Design

The project can be identified and unified through design elements such as architecture, signage, landscaping, color, paving, walls, fencing, and entry treatments. Design criteria would be implemented through more detailed Tract Map submittals. The major objective of the design criteria would be to establish general controls that will ensure consistency in design and promote visual quality within the project area.

Through innovative and imaginative, designs, a level of development design can be achieved that enhances property values and at the same time satisfies the City's aesthetic and visual goals for the west city area. The design criteria can be structured to allow some variability in design. This will allow individual design character, yet remain compatible with the overall development project.

Regional Jurisdictions

The project as a whole is consistent with the Growth Management Plan (GMP) and Regional Housing Needs Assessment (RHNA). The following measures are incorporated into the Specific Plan document as it relates to the Southern California Association of Governments (SCAG), Transportation Demand Management (TDM) programs, and air quality measures. The following is a list of measures to provide guidance to local governments when developing mitigation plans (refer to Summary of Impacts and Mitigation Measures).

- Public Transportation
  - Employer and/or public sponsored community-based Dial-A-Ride Programs for non-work trips.
- Land Use
  - Encourage mixed-use developments and Ensure that they provide full service, e.g., day care, laundry, food service, etc.
  - Encourage auto free zones.
  - Encourage pedestrian walkways and related amenities, i.e., shade trees.
  - Encourage telecommunication centers, e.g., satellite work centers.
- Non-Motorized
  - Encourage development of bike lanes and veloways at and to major use centers.

- Work Trips
  - Encourage development of cottage industries.
  - Promote jobs/housing balance, living closer to work.
- Other
  - Provide childcare facilities at or near the work site.

Land Use Regulations

Purpose and Application

The purpose of the Specific Plan's Land Use Regulations is to protect the public health, safety, and welfare by implementing the planning provisions of this Specific Plan and the City's General Plan.

The Land Use Regulations and Standards included herein have been established to provide criteria for the development of planning areas/parcels within the Specific Plan area in the City of Victorville. This will ensure a coordinated, comprehensive, planned development project and take advantage of the superior environment that results from large-scale master planning.

These Land Use Regulations and Standards are developed to ensure compliance with the intent and spirit of the California Government Code Specific Plan regulations (Sections 65450 through 65507). An objective of these regulations is to allow development flexibility and to be market driven.

The Land Use Regulations and Standards combine provisions for the opportunity to propose innovative design concepts in site planning consistent with orderly development and protection of sensitive resources. They also contain provisions for a logical and timely sequence of review. They are further intended to implement the goals and policies as stated in the current City of Victorville General Plan.

The included Land Use Regulations and Standards are to ensure that development of individual planning areas/parcels within the Specific Plan area is consistent with the City of Victorville's intention for development in the western addition area.

The Land Use Regulations in this section apply to properties within the Specific Plan boundaries and are intended to implement the Land Use Plan. The regulations, when referenced, work in conjunction with the City of Victorville's Municipal Codes or in those situations where the Specific Plan's regulations and standards do not fully address an issue. The City municipal codes are set forth in Title 18 of the Victorville Municipal Code entitled "Zoning" and Title 17 of the Victorville Municipal Code entitled "Subdivision,"

which are in effect at the time of approval of this Specific Plan and all subsequent amendments thereto from the time of approval of this specific plan up to the adoption of Ordinance No. 1738. They are intended to be utilized by the City, developer, and builder to ensure that the proposed development will proceed in an efficient and coordinated manner to create a high quality mixed-used development. Unless specifically regulated otherwise by the regulations contained in this document, the regulations contained in Title 18 of the Victorville Municipal Code entitled “Zoning” and Title 17 of the Victorville Municipal Code entitled “Subdivision” shall apply.

General Provisions

A. INTRODUCTORY PROVISIONS

1. CITATION

This ordinance shall be known as Specific Plan 1-91.

2. AUTHORITY FOR THE SPECIFIC PLAN

The Land Use Regulations and Development Standards implement the Specific Plan. These regulations and standards may be adopted by ordinance pursuant to Article 8, Specific Plans of the Planning, Zoning and Development Law of the California Government Code, in compliance with the provisions of Sections 65450 et seq. (California Government Code Sections 65000-66003), Sections 21100 through 21107 et seq. of the State of California Public Resource Codes, and pursuant to state and local guidelines. The Government Code authorizes cities and counties to prepare and adopt Specific Plans for portions of their areas of jurisdiction as a means to implement their General Plan.

3. CONSISTENCY WITH THE GENERAL PLAN

The Specific Plan is based on the current City of Victorville’s General Plan and related municipal codes. The Plan includes detailed regulations and standards necessary for the implementation of the current General Plan. The various land uses permitted by the Specific Plan are consistent with the goals and policies described in the General Plan. This Specific Plan focuses on those issues that directly affect and are of greatest importance to the project area. Reference should be made to the General Plan for guidance concerning goals and policies that are not covered by the Specific Plan.

4. RELATIONSHIP TO OTHER REGULATIONS

The Specific Plan will provide the user with the information needed to determine what city goals, policies, regulations and standards will guide the development of a particular planning area as shown on the Specific Plan Land Use Plan. (Refer to Exhibit 9.) Areas not specifically covered by this plan, however (i.e., construction standards, health regulations, subdivision procedures, etc.), will continue to be governed by existing city codes; and no provision of this plan is intended to repeal, abrogate, annul, impair, or interfere with any existing city ordinance except as is specifically changed by adoption of this plan.

5. CONFLICT WITH OTHER REGULATIONS

Whenever the provisions of this plan impose more restrictive regulations upon buildings or structures, or on the use of lands, or require larger yards, or setbacks, or otherwise establish more restrictive regulations than are imposed or required by any other law, title, ordinance, code, or regulation, the provision of this plan shall govern. -

6. AGREEMENTS

The provisions of this plan are not intended to interfere with or abrogate any easements, covenants, or other existing agreements that are more restrictive than the provisions of this plan. The Specific Plan is not intended to supersede any development agreement entered into with the City of Victorville if a conflict arises.

7. VALIDITY

If any section, subsection, sentence, clause, phrase, or portion of the Specific Plan is for any reason held to be invalid by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portion of this plan.

B. GENERAL REGULATIONS

1. Any detail or issue not specifically covered by the provisions contained herein shall be subject to the provisions of the City of Victorville's Municipal Code. Municipal Code sections that are most applicable to the most similar issue, condition, and/or situation shall apply to all Land Use Districts within the Specific Plan.

2. Construction shall comply with applicable provisions of the Uniform Building Code as amended and the various other mechanical, electrical, and plumbing codes related thereto.

3. Grading plans submitted for all projects within the Specific Plan boundary shall be accompanied by geological and soils engineers' reports that shall incorporate all pertinent recommendations.

4. Grading will be permitted outside of the Specific Plan boundaries when it is consistent with an approved grading plan. If planning areas (parcels) are under different ownership, a letter of understanding will be required. Stockpile and borrow sites may be permitted between planning areas scheduled for future development. Prior to the use of any ungraded site as a stockpile or borrow site, a biological survey shall be conducted by a qualified biologist to determine if the site contains occupied habitat for the desert tortoise (Gopherus agassizii). The result of said survey shall be filed with and reviewed by the City of Victorville prior to the issuance of a grading permit. All mitigation measures identified in the biological survey and/or by any City department shall be implemented prior to the establishment of the stockpile or borrow site.

5. Model homes may be used for the sale of homes within a recorded subdivision if approved as a Conditional Use per Chapter 18.74 of Title 18 of the Victorville Municipal Code entitled “Zoning.”

6. For all residential development within this mixed-use development, the developer will display a copy of the proposed Land Use Plan in all sales offices and will provide a copy of the plan to all buyers.

7. Dedication and improvements of all rights-of-way shall be approved by the City Engineer.

8. Dedication of park, recreational facilities, or open space shall be in conformance with the General Plan requirements of the City of Victorville.

9. Conditional Use Permits, variances, shall be processed in the manner prescribed by Title 18 of the Victorville Municipal Code entitled “Zoning.”

10. PLANNING AREA BOUNDARIES

    a. Except as otherwise shown, dimensions are measured from the centerline of major arterials, arterials, and collectors.

    b. Adjustments in the Planning Area boundaries should not exceed a cumulative 20% of the original size. These adjustments may result from final road alignments, geotechnical, or engineering refinements to the parcel (lot), and tentative and/or final tract map. They shall not require an amendment to the Specific Plan where such adjustments are consistent with the intent of this Specific Plan and the City’s General Plan.

    c. Boundaries are not dimensioned in the Specific Plan and shall be established by the parcel (large lot tentative), tentative or final subdivision map.

11. All landscape and/or grading plans shall include provisions for temporary erosion control on all graded sites that are scheduled to remain unimproved during the rainy season.

12. The maximum number of dwelling units for each planning area is established in the Specific Plan Land Use Allocations Table 3. Permitted density ranges for each residential category are also specified. The total number of residential units allowed within each planning area can exceed the total allowed by the Land Use Plan by up to 15%, as long as the cumulative project total does not exceed 1,347 residential units. In addition, development of a lower number of dwelling units, or of a lower density than that specified for a planning area may occur without requiring an amendment to this Specific Plan. Residential planning areas, as established by this Specific Plan, can be further subdivided for tentative tract purposes (including bonding) for individual residential lot development, model home complexes, and for phasing development (including utilities) that may include open space, recreational amenities, paseo, and/or pathway network.

13. If any portion of these Land Use Regulations is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The City Council hereby declares that they would have enacted these regulations and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective.

14. Unless otherwise provided, any ambiguity concerning the content or application of this Specific Plan shall be resolved by the Director of Planning. The decision can be appealed to the Planning Commission and then, if necessary, to the City Council.

15. Areas of open space, parks, as well as esplanade and/or pathway networks, shown on a Parcel (lot), Tentative Tract Maps as in-tract open space (within Planning Areas) shall be irrevocably offered for dedication to the City of Victorville prior to the recording of any Final Map dividing land within the Specific Plan. The in-tract open space, parks, esplanade, and/or trail systems shall be deemed consistent with the Specific Plan, if approved by City.

C. DEFINITIONS

1. A “Planning Area” is defined as a homogenous area considered as an increment of the Specific Plan area and is specifically identified as a numbered lot on the Specific Plan Land Use Map.

2. Terms used in these Land Use Regulations and Standards shall have the same definitions as given in Title 18 of the Victorville Municipal Code entitled “Zoning” and Title 17 of the Victorville Municipal Code entitled ‘Subdivision.”

3. Construction of required improvements that have improvement plans can proceed prior to the recordation of the final map. All improvements that have been constructed and have been accepted by the City of Victorville will only be required to post a warranty bond for twenty (20) percent of the total improvement cost. Improvements that have not yet been accepted by the City of Victorville can be bonded at a reduced percentage based on the amount of work remaining as recommended by City staff.

D. CHANGES IN THE SPECIFIC PLAN

1. ADMINISTRATIVE CHANGES

The following changes in this Specific Plan may be made without amending the plan per Chapter 18.58.070 of Title 18 of the Victorville Municipal Code entitled “Zoning.”

a. The addition of new information to the Specific Plan maps or text for the purpose of clarification that does not change the effect or intent of any standard or regulation.

b. Changes to the project infrastructure such as drainage systems, roads, water and sewer systems, etc., which do not have the effect of increasing or decreasing capacity in the project area beyond the specified maximum density range, and do not otherwise change the intent of any provision of this plan.

c. An adjustment in any site development standard and/or regulation including density by not more than fifteen percent (15%) of that otherwise specified herein and which does not increase the overall specific maximum density range.

d. Upon appeal to the Planning Commission of any decision of the Director of Planning made pursuant to this Section, the Planning Commission shall set the matter for hearing in a manner prescribed in Title 18 of the Victorville Municipal Code entitled “Zoning.”

e. A “transfer” of dwelling units from one Planning Area may be made to another Planning Area regardless of ownership and between residential districts. Residential density can be transferred from one landowner to another by mutual agreement provided that other requirements set forth under the Land Use Regulations and standards are met. Any transfer shall not cause the total number of units for the project to be exceeded.

2. SPECIFIC PLAN AMENDMENTS

The following changes to the Specific Plan shall require an amendment to the Specific Plan:

a. Changes to the text or maps of the Specific Plan other than the addition of new information that does not change the effect or intent of any standard and/or regulation.

b. Changes in the overall Specific Plan boundaries.

c. Increase in dwelling unit density beyond the maximum specified total project density range of 1,347.

d. Changes in infrastructure such as drainage systems, roads, water and sewer systems, etc., which have the effect of increasing or decreasing capacity beyond the specific density range in the project area.

e. Major changes in the designated alignment or location of the backbone infrastructure system.

f. Any other additions or deletions that may change the effect or intent of any Land Use Regulations and/or Standards.

3. SPECIFIC PLAN PROVISIONS

Amendment Procedures

All proposed amendments to the Specific Plan shall be processed and acted upon pursuant to Chapters 18.76 (PC & Fees) and 18.78 (Public Hearing) of the City of Victorville's Municipal Code Zoning Ordinance.

The procedures, as outlined in California Government Code Section 65453 et. seq., and Division 20 of the Public Resource Code, are to be followed when adoption of an amendment to a Specific Plan is initiated.

E. LAND USE REGULATION AND SITE RELATED STANDARDS

The regulations and standards presented below are separated into several zoning districts. (Refer to Exhibit 11, Land Use Regulations.) Roadways shall be in conformance with the circulation plan, roadway cross-sections; and standards contained in the Circulation Component of this Specific Plan.

1. ESTABLISHMENT OF LAND USE DISTRICT

a. In order to implement the Specific Plan, the planning areas are divided into the following base land use districts:

- ER - Estate Residential (with public/civic overlay)
- VLR - Very Low Residential
- LR - Low Residential
- MLR - Medium-Low Residential
- MR – Medium Residential
- COM - Commercial/Office
- OBP - Office Business Park
- LIP - Light Industrial Park

b. In addition, the following Overlay District is established:

1) PCO – Public and Civic Overlay

F. RESIDENTIAL USES AND REGULATIONS

1. General

a. As shown on Exhibit 11, Land Use Regulations, the Specific Plan has allocated certain residential districts, commercial districts, and industrial districts to the Specific Plan "Planning Areas"; and one public/civic overlay district has been allocated to a certain "Specific Plan Planning Area."

b. The Land Use Regulations shall be applied only within the boundaries of the mixed-use development whose land use area is defined in the Specific Plan Land Use Plan.

c Conformance of a Residential Land Use proposal with the Specific Plan shall be determined as follows:

1) The number of units within any residential-designated area of the Specific Plan Land Use Plan shall be determined by the number of units permitted by the applicable maximum density ranges multiplied by the number of acres in a defined area. Refer to Specific Plan Land Use Map, Exhibit 9 and Specific Plan Land Use Allocations, Table 3.

2) The minimum individual building site area provided in these regulations is a net figure that represents an absolute minimum.

d. Fences, hedges, and walls shall comply with the provisions of Chapter 18.64 of Title 18 of the Victorville Municipal Code titled "Zoning."

e. Masonry chimneys, fireplaces, wing walls, and kitchen garden windows may project into any front or side setback area a maximum of twenty-four (24) inches. In addition, architectural features (including chimneys, fireplaces, bay windows, kitchen garden windows) and other minor architectural features may project into the rear yard setback a maximum of four (4) feet provided the width of the feature does not exceed twenty-five (25) percent of the building width. In no event shall such chimney, fireplaces, wing walls and other architectural features (including minor) project into any required setback area so as to be closer than three (3) feet to any property line of the building site.

f. Patio covers, open trellis, and beam construction, including patio covers (excludes enclosed patios), shall be permitted to be free standing and/or attached to the residential unit (detached unit only). Patio and/or trellis may extend to within eight (8) feet from the rear property line and five (5) feet from the side yard property line as measured from the centerline of the structural supports. Detached patio covers and trellises shall be regulated by the Uniform Building Code (UBC). Front yard setbacks shall exclude all structures.

g. All development proposals within the 65 dB one-mile contour are subject to the recording of a noise and avigation easement.

h. Relation to Existing Uses: Where proposed commercial and/or industrial development abuts a residential use or an established existing use of lesser or equal intensity, such new development shall be designed to minimize impact on the existing uses. Design considerations shall include building orientation and its relationship to established uses, adequate buffering, (including walls and landscape) height limitations to prevent sightline intrusion, structural setbacks, location of trash enclosures, and other design solutions as may be necessary to ensure compatibility of existing and future uses.

i. All uses shall be subject to all applicable provisions of the City of Victorville Municipal Code Zoning Ordinance.

1. ER - Estate Residential District

a. Purpose and Intent

The ER District is intended to permit development of a range of residential units including single-family detached estate homes. This estate residential category permits a density range from one (1) to two (2) dwelling units per gross acre.

b. Permitted Uses

The following principal uses are permitted in the Estate Residential District:

1) Single-family detached dwellings (one dwelling per lot)
2) Parks and open space areas, recreation centers and facilities, and trails
3) Utility facilities not subject to discretionary approval
4) Uses and structures typically incidental or accessory to residential uses as specified in Chapter 18.66, Title 18 of the Victorville Municipal Code entitled “Zoning”

c. Conditional Uses

The following principal uses are conditional in the Estate. Residential District and shall be permitted only if approved pursuant to Chapter 18.74 of the Victorville Municipal Code entitled “Conditional Uses.”

1) Churches
2) Daycare
3) Utility facilities that are subject to discretionary review
4) Temporary structures and enclosures for use during construction activities (construction office) and model homes, model home sales centers and signs

d. Accessory Uses

In addition to the general regulations governing accessory uses, the following specific limitations and special regulations shall apply to the Estate Residential.

1) Recreational vehicles can be stored on any lot provided that required off-street parking areas are not utilized and access thereto is not obstructed. No vehicles so stored shall be occupied.
2) The keeping of dogs, cats, and birds shall be subject to the regulations set forth in the Victorville Municipal Code.
3) An accessory building may occupy part of a required rear yard and/or side yard along the interior side lot line. An accessory structure may be constructed to the property line of said rear and side yard provided that the roof system does not extend beyond the property line and shall meet all building code requirements.
4) No accessory building designated for use as servant’s quarters or as a guest house shall contain any kitchen or cooking facility.
5) Home occupations shall be permitted as approved by the Planning Commission pursuant to Section 18.66.020.
6) Child care not to exceed the child limits of a large family day care as specified in Title 22 of the California Administrative Code and licensed by the California Department of Social Services.
7) Home school of not more than eight children, provided not more than six children are from outside the resident family.

e. Site Development Standards

When single-family detached subdivisions are implemented, the following standards apply:

1) Building site area: eighteen thousand (18,000) square foot minimum.
2) Building site width: eighty (80) feet minimum. Cul-de-sacs, knuckles, and exterior curves of local streets shall comply with Chapter 17.48.090 of Title 17 of the Victorville Municipal Code entitled “Subdivision
3) Building site depth: one hundred ten (110) feet minimum.
4) Building height: thirty-five (35) feet maximum. No building shall have more than two and one-half stories.
5) Building site coverage: forty (40) percent maximum for all buildings on the site.
6) Yard Requirements:
   a) Front Yard: Twenty-five (25) feet minimum.
   b) Side Yard: Five (5) feet minimum.
   c) Rear Yard: Twenty (20) feet minimum.
   d) From any property line abutting on a street of a corner lot ten (10) feet minimum, subject to the exceptions set forth in Chapter 18.64.040, of Title 18 of the Victorville Municipal Code titled “Zoning.”
7) Garages: The placement and/or construction of garages shall comply with yard requirements for a main building. Detached garages may be placed or constructed any place within the required rear or interior side yard setback area.
8) Off-street parking in compliance with Chapter 18.60 of Title 18 of the Victorville Municipal Code titled “Zoning.” Two (2) spaces are required for each dwelling unit, and shall be within a fully enclosed garage.

2. VLR - Very Low Residential District

a. Purpose and Intent

The VLR District is intended to permit development of a range of residential units including single-family detached homes. This very low-density residential category permits a density range from two (2) to five (5) dwelling units per gross acre.

b. Permitted Uses

The following principal uses are permitted in the Very Low Residential District:

1) Single-family detached dwellings (one dwelling per lot)
2) Parks and open space areas, recreation centers and facilities, and trails

3) Utility facilities not subject to discretionary approval
4) Uses and structures typically incidental or accessory to residential uses as specified in Chapter 18.66, Title 18 of the Victorville Municipal Code entitled “Zoning”

c. Conditional Uses

The following principal uses are conditional in the Very Low Density Residential District and shall be permitted only if approved pursuant to Chapter 18.74 of the Victorville Municipal Code entitled “Conditional Uses.”

1) Churches
2) Daycare
3) Utility facilities that are subject to discretionary review
4) Temporary structures and enclosures for use during construction activities (construction office) and model homes, model home sales centers, and signs.

d. Accessory Uses

In addition to the general regulations governing accessory uses, the following specific limitations and special regulations shall apply to the Very Low Density Residential.

1) Recreational Vehicles may be stored on any developed single-family residential lot in compliance with Section 18.16.040(2) of the Victorville Municipal Code.
2) The keeping of dogs, cats, and birds shall be subject to the regulations set forth in the Victorville Municipal Code.
3) An accessory building may occupy part of a required rear yard and/or side yard along the interior side lot line. An accessory structure may be constructed to the property line of said rear and side yard provided that the roof system does not extend beyond the property line and shall meet all building code requirements.
4) No accessory building designated for use as servants quarters or as a guest house shall contain any kitchen or cooking facility.
5) Home occupations shall be permitted as approved by the Planning Commission pursuant to Chapter 18.66.020.
6) Child care not to exceed the child limits of a large family day care as specified in Title 22 of the California Administrative Code and licensed by the California Department of Social Services.
7) Home school of not more than eight children, provided not more than six children are from outside the resident family.

e. Site Development Standards

1) Building site area: Seven thousand (7,000) square foot minimum.
2) Building site width: Sixty (70) feet minimum. Cul-de-sacs, knuckles, and exterior curves of local streets shall comply with Chapter 17.48.090 of Title 17 of the Victorville Municipal Code entitled “Subdivision.”
3) Building site depth: One hundred (100) feet minimum.
4) Building height: Thirty-five (35) feet maximum. No building shall have more than two and one half stories.
5) Building site coverage: Forty (40) percent maximum for all buildings on the site.
6) Yard requirements:
   a) Front yard: Fifteen (15) feet minimum from the property line is allowed where the residence is closer to the street than the garage. A minimum setback of twenty-seven (27) feet from the face of curb to the garage door or eighteen (18) feet from the property line shall be required; whichever is greater, provided sectionalized doors are utilized.
   b) Side yard: Five (5) feet minimum.
   c) Rear yard: Twenty (20) feet minimum.
   d) From any property line abutting on a street of a corner lot ten (10) feet minimum, subject to the exceptions set forth in Chapter 18.64.040, of Title 18 of the Victorville Municipal Code entitled “Zoning.”
7) Garages: The placement and/or construction of garages shall comply with yard requirements for a main building. Detached garages may be placed or constructed any place within the required rear or interior side yard setback area.
8) Off-street parking in compliance with Chapter 18.60 of Title 18 of the Victorville Municipal Code entitled “Zoning.” Two (2) spaces are required for each dwelling unit, and shall be within a fully enclosed garage.

3. LR - Low Residential District

a. Purpose and Intent

The LR area is intended to allow for development of single-family detached homes. The low density residential category permits a density range of three (3) to six (6) dwelling units per gross acre.

b. Permitted Uses

The following principal uses are permitted in the Low Residential District:

1) Single-family detached dwellings (one dwelling per lot).
2) Parks and open space areas, recreation centers and facilities, and trails.
3) VLR – Very Low Residential, provided at a minimum said development shall comply with all development standards of said Land Use District.

4) Utility facilities not subject to discretionary approval.
5) Uses and structures typically incidental or accessory to permitted residential uses as specified in Chapter 18.66 in Title 18 of the Victorville Municipal Code titled “Zoning.”

c. Conditional Uses

The following principal uses are conditional in the Low Residential District and shall be permitted only if approved pursuant to Chapter 18.74 of the Victorville Municipal Code titled “Conditional Uses.”

1) Churches
2) Utility facilities that are subject to discretionary review
3) Temporary structures and enclosures for use during construction activities (construction office) and model homes, model homes sales centers, and signs

d. Accessory Uses

In addition to the general regulations governing accessory uses, the following specific limitations and special regulations shall apply to the Low Residential:

1) Recreational Vehicles may be stored on any developed single-family residential lot in compliance with Section 18.16.040(2) of the Victorville Municipal Code.
2) The keeping of dogs, cats, and birds shall be subject to the regulations set forth in the Victorville Municipal Code.
3) An accessory building may occupy part of a required rear yard and/or side yard along the interior side lot line. An accessory structure may be constructed to the property line of said rear and side yard provided that the roof system does not extend beyond the property line and shall meet all building code requirements.
4) No accessory building designated for use as servant’s quarters or as guest house shall contain any kitchen or cooking facility.
5) Home occupations shall be permitted as approved by the Planning Commission pursuant to Section 18.66.020.
6) Child care not to exceed the child limits of a large family day care as specified in Title 22 of the California Administrative Code and licensed by the California Department of Social Services.
7) Home school of not more than eight children, provided not more than six children are from outside the resident family.

e. Site Development Standards

1) Building site area: Six thousand (6,000) square feet minimum.
2) Building site width: Fifty (50) feet minimum. Cul-de-sacs, knuckles, and exterior curves on local streets shall comply with Chapter 17.48.090 of Title 17 of the Victorville Municipal Code entitled “Subdivision.”
3) Building site depth: Ninety-five (95) feet minimum.
4) Building site height: Thirty-five (35) feet maximum. No building shall have more than two and one-half (2-1/2) stories.
5) Building site coverage: Forty-five (45) percent maximum for all buildings on the site.
6) Yard requirements:
   a) Front yard: Fifteen (15) feet minimum from the property line is allowed where the residence is closer to the street than the garage~ A minimum setback of twenty-seven (27) feet from the face of curb to the garage door or eighteen (18) feet from the property line shall be required, whichever is greater, provided sectionalized doors are utilized.
   b) Side yard: Five (5) feet minimum.
   c) Rear yard: Fifteen (15) feet to property line.
   d) From any property line abutting a street of a corner lot, ten (10) feet minimum, subject to the exceptions set forth in Chapter 18.64.040, Title 18 of the Victorville Municipal Code titled “Zoning.”
7) Off-street parking in compliance with Chapter 18.60 of Title 18 of the Victorville Municipal Code titled “Zoning” Two (2) spaces are required for each dwelling unit, and shall be within a fully enclosed garage.

4. MLR - Medium-Low Residential District

a. Purpose and Intent

The MLR District is intended to allow for development of single-family detached patio homes, garden homes, cottage homes, and attached duplex homes. The medium-low density residential category permits a density range of three and one-half (3.5) to six and one-half (6.5) dwelling units per gross acre.

b. Permitted Uses

The following principal uses are permitted in the Medium-Low Residential District:

1) Single family dwellings (detached, one dwelling per lot, or attached, two dwellings per lot).
2) Parks and open space areas, recreation centers and facilities, and trails.
3) LR - Low Residential, provided at a minimum said development shall comply with all development standards of said Land Use District.
4) Utility facilities not subject to discretionary approval.

5) Uses and structures typically incidental or accessory to permitted residential uses as specified in Chapter 18.66 in Title 18 of the Victorville Municipal Code entitled “Zoning.”

c. Conditional Uses

The following principal uses are conditional in the Medium-Low Density Residential District and shall be permitted only if approved pursuant to: Chapter 18.74 of the Victorville Municipal Code entitled “Conditional Uses.”

1) Churches
2) Day care
3) Community Club House
4) Utility facilities that are subject to discretionary review
5) Temporary structures and enclosures for use during construction activities (construction offices) and model homes, model homes sales centers, and signs.

d. Accessory Uses

In addition to the general regulations governing accessory uses, the following specific limitations and special regulations shall apply to the Medium-Low Density Residential.

1) Recreational Vehicles may be stored on any developed single-family residential lot in compliance with Section 18.16.040(2) of the Victorville Municipal Code.
2) The keeping of dogs, cats, and birds shall be subject to the regulations set forth in the Victorville Municipal Code.
3) An accessory building may occupy part of a required rear yard and/or side yard along the interior side lot line. An accessory structure may be constructed to the property line of said rear and side yard provided that the roof system does not extend beyond the property line and shall meet all building code requirements.
4) No accessory building designated for use as servant’s quarters or as guest house shall contain any kitchen or cooking facility.
5) Home occupations shall be permitted as approved by the Planning Commission pursuant to Section 18.66.020.
6) Childcare not to exceed the child limits of a large family day care as specified in Title 22 of the California Administrative Code and licensed by the California Department of Social Services.
7) Home school of not more than eight children, provided not more than six children are from outside the resident family.

e. Site Development Standards

1) Building site area: Five thousand (5,000) square feet minimum.
2) Building site width: Fifty (50) feet minimum. Cul-de-sacs, knuckles, and exterior curves on local streets shall comply with Chapter 17.48.090 of Title 17 of the Victorville Municipal Code entitled “Subdivision.”
3) Building site depth: Ninety (90) feet minimum.
4) Building site height: Thirty-five (35) feet maximum. No building shall have more than two and one-half (2-1/2) stories.
5) Building site coverage: Fifty (50) percent maximum for all buildings on the site.
6) Yard requirements:
   a) Front yard: Fifteen (15) feet minimum from the property line is allowed where the residence is closer to the street than the garage. A minimum setback of twenty-seven (27) feet from the face of curb to the garage door or eighteen (18) feet from the property line shall be required, whichever is greater, provided sectionalized doors are utilized.
   b) Side yard: Five (5) feet minimum.
   c) Rear yard: Fifteen (15) feet minimum.
   d) From any property line abutting a street of a corner lot, ten (10) feet minimum, subject to the exceptions set forth in Chapter 18.64.040, Title 18 of the Victorville Municipal Code entitled “Zoning.”
7) Off-street parking in compliance with Chapter 18.60 of Title 18 of the Victorville Municipal Code entitled “Zoning.” Two (2) spaces are required for each dwelling unit, and shall be within a fully enclosed garage.

5. MR - Medium Residential District

The MR District is intended to allow for development of single-family detached patio homes, garden homes, and attached duplex homes either front loaded or alley loaded. The Medium Residential District permits a density range of four (4) to seven and two-tenths (7.2) dwelling units per gross acre.

a. Permitted Uses

The following principal uses are permitted in the Medium Residential District:

1) Single-family dwellings (detached, one dwelling per lot, or attached, two dwellings per lot).
2) Parks and open space areas, recreation centers and facilities, and trails.
3) Utility facilities not subject to discretionary approval.
4) Uses and structures typically incidental or accessory to permitted residential uses as specified in Chapter 18.66 in Title 18 of the Victorville Municipal Code titled “Zoning.”

c. Conditional Uses

The following principal uses are conditional in the Medium Residential District and shall be permitted only if approved pursuant to Chapter 18.74 of the Victorville Municipal Code entitled “Conditional Uses.”

1) Churches
2) Daycare
3) Community Club House
4) Utility facilities that are subject to discretionary review
5) Temporary structures and enclosures for use during construction activities (construction offices) and model homes, model homes sales centers, and signs

d. Accessory Uses

In addition to the general regulations governing accessory uses, the following specific limitations and special regulations shall apply to the Medium Residential District.

1) No recreational vehicles shall be kept or stored within the residential district.
2) The keeping of dogs, cats, and birds shall be subject to the regulations set forth in the Victorville Municipal Code.
3) An accessory building may occupy part of a required rear yard and/or side yard along the interior side lot line. An accessory structure may be constructed to the property line of said rear and side yard provided that the roof system does not extend beyond the property line and shall meet all building code requirements.
4) No accessory building designated for use as servant’s quarters or as guesthouse shall contain any kitchen or cooking facility.
5) Home occupations shall be permitted as approved by the Planning Commission pursuant to Section 18.66.020.

e. Site Development Standards

1) Building site area: Four thousand (4,000) square feet minimum.
2) Building site width: Thirty-six (36) feet minimum. Cul-de-sacs, knuckles, and exterior curves on local streets shall comply with Chapter 17.48.090 of Title 17 of the Victorville Municipal Code entitled “Subdivision.”
3) Building site depth: Ninety (90) feet minimum.
4) Building site height: Thirty-five (35) feet maximum. No building shall have more than two and one-half (2-1/2) stories.
5) Building site coverage: Fifty (50) percent maximum for all buildings on the site.

6) Yard Requirements:
   a) Front Yard: Fifteen (15) feet minimum from the property line is allowed where the residence is closer to the street than the garage. A minimum setback of twenty-seven (27) feet from the face of curb to the garage door or eighteen (18) feet from the property line shall be required, whichever is greater, provided sectionalized doors are utilized.
   b) Side Yard: Five (5) feet minimum.
   c) Rear Yard: Ten (10) feet minimum.
   d) From any property line abutting a street of a corner lot, ten (10) feet minimum, subject to the exceptions set forth in Chapter 18.64.040, Title 18 of the Victorville Municipal Code entitled "Zoning."
7) Off-street parking in compliance with Chapter 18.60 of Title 18 of the Victorville Municipal Code entitled "Zoning.1' Two (2) spaces are required for each dwelling unit, and shall be within a fully enclosed garage.

Table 4
S.F. Detached
Residential Development Standards

Category/ Density	Permitted Uses	Accessory Structures	Min. Lot Dimensions (Width / Depth)	Building Coverage	Yards	Building Height	Min. Parking	Street Standards
ER: Estate Residential (1-2 DU/AC)	•S.F. Detached •Open Space •Recreation Facilities; Trails •P-C Overlay	•Garages •Fences, Wall Trellises/ Patio Covers •Pools	•80 ft. / 110 ft. •90 ft. min. corner lot •Min. area 18,000 s.f. •Cul-de-sac, knuckles and exterior curves per Chapter 17.48.090	40% Max.	**Front:** 25 ft. min. **Side:** 5 ft. min. **Street side:** 10 ft. min. **Rear:** 20 ft. min.	2 stories and 35 ft. residence min.	2 car garage per single family	Local street 60 ft. ROW
NOTE: One-half acre minimum when adjacent to existing one-half acre lots.								
VLR: Very-Low Residential (2-5 DU/AC)	•S.F. Detached •Open Space •Rec. Facilities •Trails	•Garages •Fences, Wall Trellises/ Patio Covers •Pools	•60 ft. / 100 ft. •65 ft. min. corner lot •Min. area 7,000 s.f. •Cul-de-sac, knuckles and exterior curves per Chapter 17.48.090	40% Max.	**Front:** 18 ft. min. **Side:** 5 ft. min. **Street side:** 10 ft. min. **Rear:** 20 ft. min.	2 stories and 35 ft. residence min.	2 car garage per single family	Local street 60 ft. ROW
LR: Low Residential	•VLR Uses •S.F. Detached •Open Space; Rec. Facilities; Trails	•Garages •Fences, Wall Trellises/ Patio Covers •Pools	•50 ft. / 95 ft. •55 ft. min. corner lot •Min. area 6,000 s.f. •Cul-de-sac, knuckles and exterior curves per Chapter 17.48.090	45% Max.	**Front:** 18 ft. min. **Side:** 5 ft. min. **Street side:** 10 ft. min. **Rear:** 15 ft. min.	2 stories and 35 ft. residence min.	2 car garage per single family	Local street 60 ft. ROW
MLR: Medium-Low Residential (3.5-6.5 DU/AC)	•LR Uses •S.F. Residences	•Garages •Fences, Wall Trellises/ Patio Covers •Pools	•50 ft. / 90 ft. •55 ft. min. corner lot •Min. area 5,000 s.f. •Cul-de-sac, knuckles and exterior curves per Chapter 17.48.090	50% Max.	**Front:** 18 ft. min. **Side:** 5 ft. min. **Street side:** 10 ft. min. **Rear:** 15 ft. min.	2 stories and 35 ft. residence min.	2 car garage per single family	Local street 60 ft. ROW
MR: Medium Residential (4-7.2 DU/AC)	•MLR Uses •S.F. Detached Including duplexes	•Garages •Fences, Wall Trellises/ Patio Covers •Pools	•36 ft. / 90 ft. •45 ft. min. corner lot •Min. area 4,000 s.f. •Cul-de-sac, knuckles and exterior curves per Section 17.48.090	50% Max.	**Front:** 18 ft. min. **Side:** 5 ft. min. **Street side:** 10 ft. min. **Rear:** 10 ft. min.	2 stories and 35 ft. residence min.	2 car garage per single family	Local street 60 ft. ROW

* Refer to Land Use District

G. COMMERCIAL USES AND STANDARDS

1. General

a. All development plans to be reviewed by the City pursuant to Chapter 18.71 of the Victorville Municipal Code entitled “Site Plan.”

b. Any regulation not identified within the Specific Plan regulation shall be as specified within Title 18, Victorville Municipal Code titled “Zoning.”

2. Commercial District

a. Purpose and Intent

The purpose of these provisions is to regulate the design and development of projects of a commercial nature in the designated Specific Plan area. It is also the intent of this section to permit a variety of compatible uses and facilities supportive of the residential uses within the Specific Plan area and of the general community.

b. Permitted Uses

All uses shall be conducted within a completely enclosed building; however, the open storage of materials, products, and equipment is allowed if approved pursuant to Chapter 18.74 of Title 18 of the Victorville Municipal Code entitled “Conditional Uses.”

The following principal uses are permitted in the Commercial District.

1) Any and all uses in this zone district providing drive-thru service shall be approved by the director of planning, excepting those adjacent to residential zones.
2) Any uses permitted in the C-i District of Title 18
3) Any uses permitted in the C-A District of Title 18
4) Office buildings, business and professional
5) Retail stores as follows:
    a) Antique stores
    b) Automobile, motorcycle, boat and trailer sales and service, provided that repair work will be conducted wholly within a building
    c) Art shops
    d) Audio and video equipment and supplies
    e) Auto parts stores (new parts only)
    f) Bar and cocktail lounges~
    g) Bookstores

h) Clothing stores, including specialty shops
i) Cosmetic stores
j) Crafts shops, including stained glass studios and the operation of kilns (gas and/or electric), provided that the kilns not exceed ten (10) cubic feet each in volume nor shall they exceed two (2) in number
k) Florists
l) Gift shops
m) Hobby shops
n) Home furnishing stores, interior decorators
o) Household appliances, sales, and service
p) Ice cream parlors and soda fountains
q) Leather goods stores
r) Music stores
s) Novelty shops
t) Paint stores
u) Pet shops or taxidermists
v) Photography equipment and supplies
w) Picture framing shops
x) Sporting goods stores
y) Toy stores
z) Weaving and knitting shops

6) Services as follows:
a) Automobile and equipment rental agencies (no trucks over two and one-half tons or heavy equipment)
b) Banks and financial institutions
c) Billiard halls and bowling alleys or other similar indoor amusement facilities
d) Blueprinting and Photostatting
e) Business schools or private schools operated as a commercial enterprise
f) Cleaning and pressing establishments
g) Heating and air conditioning retail and service.
h) Laundries
l) Locksmith shops
j) Medical and dental laboratories
k) Museums
l) Repair shop for clothing, household appliances, jewelry, shoes
m) Restaurants, cafes or coffee shops, with or without entertainment and/or liquor and/or alcoholic beverages being sold or dispensed on the premises
n) Ticket agencies
o) Travel agencies

7) Other uses similar to the above if approved by the Planning Commission.

c. Conditional Uses

The following principal uses are conditional in the Commercial District and shall be permitted only if approved pursuant to Chapter 18.74 of the Victorville Municipal Code titled “Conditional Uses.”

1) Any uses enumerated in this Zone District providing drive-thru service adjacent to residential zones,
2) Any uses enumerated in this Zone District selling alcoholic beverages for either on-premise or off-premise consumption within 300 feet of a residence within a residential zone measured from a property line; and/or when a finding recommending to the Department of Alcoholic Beverage Control that public convenience or necessity will be served by the alcoholic beverage sale is needed consistent with Business and Professions Code Section 23958.4, and required by Section 18.58.190 entitled “Finding of Public Convenience of Necessity
3) Animal hospital or veterinary clinic
4) Assembly uses, i.e. churches, clubs, social halls, lodges, and theaters
5) Automatic and self-service car wash
6) Automobile service station
7) Retail fuel-dispensing facility
8) Day nurseries/day care centers
9) Self service storage facilities
10) Public services, i.e., fire station

d. Special Regulations: All permitted and conditional uses and incidental to those uses and accessory buildings when located on the same lot within this district shall be subject to Chapter 18.30.040 in Title 18 of the Victorville Municipal Code entitled “Zoning.”

e. Property Development Standards

Commercial property development shall be implemented through Site Plan Review procedures, within Title 18 of the Victorville Municipal Code excepting conditional uses found in this section. Any C-I District standard set forth within Title 18 shall be used as a benchmark by which to evaluate Site Plan applications.

3. OBP - Office Business Park District

a. Purpose and Intent

The purpose of these provisions is to regulate the design and development of projects of a professional business nature in the designated Specific Plan area. It is also the intent of this section to permit a variety of compatible uses and facilities supportive of the commercial uses within the Specific Plan area and of the general community.

b. Permitted Uses

All uses shall be conducted within a completely enclosed building; however, the open storage of materials, products, and equipment is allowed if approved pursuant to Chapter 18.74 of Title 18 of the Victorville Municipal Code entitled “Conditional Uses.”

The following principal uses are permitted in the Office Business Park District::

1) Administrative, professional, and business offices
2) Manufacturing plants and facilities with all operations completely within an enclosed building (incubator, clean air)
3) Assembly plants and facilities with all operations completely within an enclosed building
4) Research laboratories and facilities with all operations completely within an enclosed building
5) Product development facilities with all operations completely within an enclosed building
6) Testing laboratories with all operations completely within an enclosed building
7) Service industries with all operations completely within an enclosed building:
    a) Repair, maintenance or servicing of appliances, component parts, etc.
    b) Tooling and small machine shops
    c) Testing shops
    d) Photofinishing and photographic processing facilities
    e) Dry cleaning and laundry plants
8) Wholesale businesses with all operations completely within an enclosed building
9) Design center and their accessory and incidental office uses
10) Similar uses which Planning Commission finds to be appropriate and compatible

c. Conditional Uses

The following principal uses are conditional in the Office Business Park District and shall be permitted only if approved pursuant to Chapter 18.74 of the Victorville Municipal Code titled “Conditional Uses.”

1) Wholesaling, manufacturing, assembly plants, product development facilities, and testing laboratories having gross floor area in excess of six thousand (6,000) square feet
2) Day nurseries/day care centers
3) Historical, religious, and charitable organizations
4) Any and all uses enumerated in this zone district selling alcoholic beverages for either on-premise or off-premise consumption within 300 feet of a residence within a residential zone measured from property lines; and/or when a finding recommending to the Department of Alcoholic Beverage Control that public convenience or necessity will be served by the alcoholic beverage sale is needed consistent with Business and Professions Code Section 23958.4, and required by Section 18.58.190 entitled “Finding of Public Convenience or Necessity”.

d. Special Regulations: All permitted and conditional uses and incidental to those uses and accessory buildings, when located on the same lot, within this district shall be subject to Chapter 18.30.040 in Title 18 of the Victorville Municipal Code titled “Zoning.”

e. Property Development Standards

Commercial property development shall be implemented through Site Plan Review procedures, within Title 18 of the Victorville Municipal Code excepting conditional uses found in this section. Any C-A District standard set forth within Title 18 shall be used as a benchmark by which to evaluate Site Plan applications.

f. Performance Standards

Performance standards for developments within this Office Business Park District shall be those contained in Chapter 18.41.120 of the Victorville Municipal Code.

H. INDUSTRIAL USES AND STANDARDS

1. General

a. All development plans to be reviewed by the City pursuant to Chapter 18.71 of the Victorville Municipal Code entitled “Site Plan.”

b. Any regulation not identified within the Specific Plan regulation shall be as specified within Title 18, Victorville Municipal Code titled “Zoning.”

2. LIP - Light Industrial Park District

a. Purpose and Intent

The purpose of these provisions is to regulate the design and development of light industrial projects within the designated Specific Plan area. The Light Industrial Park District is intended to provide and encourage the grouping together of light industrial uses that can maintain high standards as to the appearance of the building and the treatment of the land around them. These regulations permit uses generally characterized as light industrial in nature: manufacturing, warehousing, and service industries. These uses are to be operated so that they are not detrimental to adjacent commercial and residential uses.

b. Permitted Uses

The following principal uses are permitted in the Light Industrial Park District:

1) Administrative offices for any of the following uses on the same site in conjunction with and subordinate to:
   a) Assembly plants and facilities
   b) Manufacturing plants and facilities
   c) Research laboratories and facilities
   d) Product development facilities
   e) Testing laboratories and facilities
   f) Service industries including the following:
      (1) Repair, maintenance, or servicing of appliances, component parts, etc.
      (2) Tooling and small machine shops
      (3) Testing shops
      (4) Photofinishing and photographic processing facilities
      (5) Blueprinting, reproduction and copying services, publishing, printing, photo engraving, and bookbinding
   g) Industries engaged in distribution, storage, and warehousing
   h) Wholesale businesses, including wholesaling to the general public
   i) Storage facilities including, but not limited to, the following:
      (1) Boat storage
      (2) Recreation vehicle storage
      (3) Mini-warehouse, self service storage facilities. All uses shall be conducted entirely within the confines of a structure, i.e., building, fenced area.
   j) Other uses similar to the above, if approved by the Planning Commission.

c. Conditional Uses

The following: principal uses are conditional in the Light Industrial Park District and shall be permitted only if approved pursuant to Chapter 18.74 of the Victorville Municipal Code entitled “Conditional Uses.”

1) Any and all uses enumerated in this District selling alcoholic beverages for either on-premise or off-premise consumption within 300 feet of a residence within a residential~ zone measured from property lines; and/or when a finding recommending to the Department of Alcoholic Beverage Control that public convenience or necessity will be served by the alcoholic beverage sale is needed consistent with Business and Professions Code Section 23958.4, and required by Section 18.58.190 entitled “Finding of Public Convenience of Necessity”.
2) Business, professional, or administrative offices

3) Parking lot or parking structures
4) Recycling centers (collection only)
5) Restaurant or retail store necessary to serve the needs of occupants of this Industrial Park District
6) Day nurseries/day care centers
7) Historical, religious, and charitable organizations
8) Limited retail sales not to exceed 20% of gross sales
9) Other uses similar to above, if approved by the Planning Commission

d. Accessory Uses

Accessory uses including, but not limited to, a single dwelling unit for occupancy by a caretaker or watchman and limited outdoor storage when screened.

e. Property Development Standards

Industrial property development shall be implemented through Site Plan Review procedures within Title 18 of the Victorville Municipal Code. Any I.P.D. District standard set forth within Title 18 shall be used as a benchmark by which to evaluate Site Plan applications.

I. PARK/OPEN SPACE USES AND STANDARDS

1. Park/Open Space District

a. Purpose and Intent

Land designated for parks and open space is intended to provide for active and passive recreation, buffer; trail linkages, and preservation of natural landforms and features.

b. Permitted Uses

The following principal uses are permitted in the Park/Open Space District:

1) Parks/playgrounds, outdoor recreation
2) Trails, greenbelt
3) Watershed, drainage swales, and retention/detention basins
4) Pump stations
5) Restrooms
6) Local roads
7) Parking lots

c. Conditional Uses

The following principal uses are conditional in the Park/Open Space District and shall be permitted only if approved pursuant to Chapter 18.74 of the Victorville Municipal Code titled “Conditional Uses.’1

1) Fire station

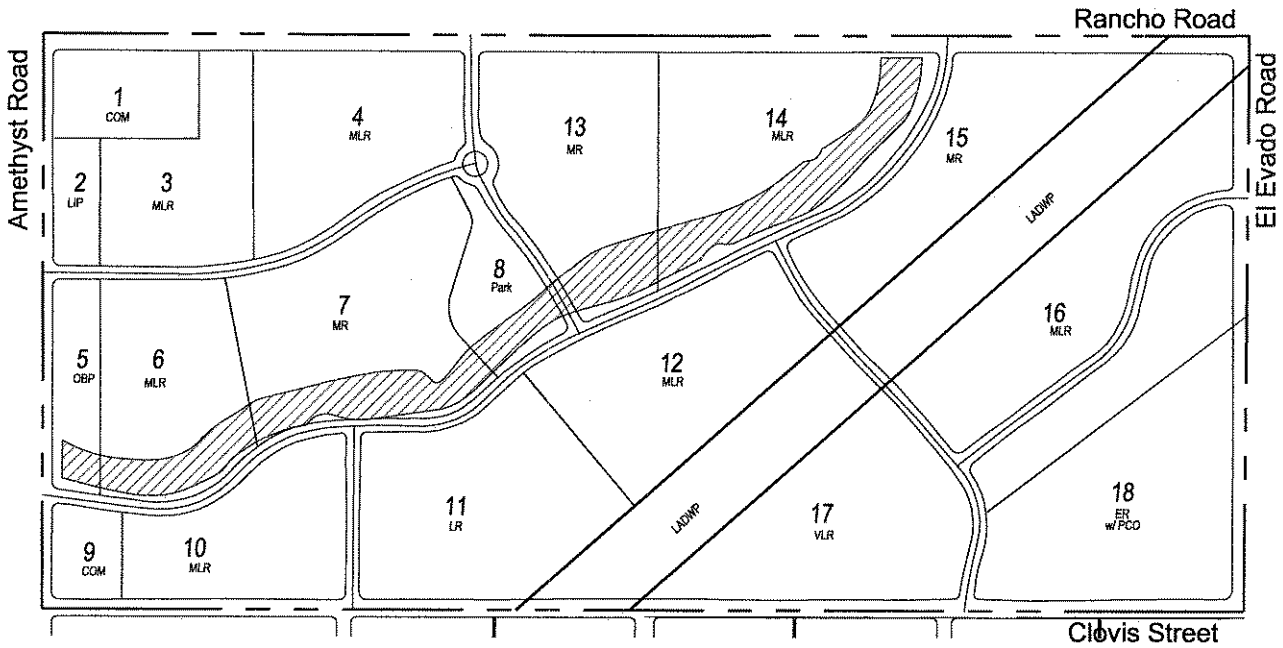
d. Site Development Standards

Park and open space development shall be implemented through the Site Plan Review procedures within Title 18 of the Victorville Municipal Code excepting conditional uses found in this section. Any P-C standard set forth within Title 18 shall be used as a benchmark by which to evaluate Site Plan applications.

J. PUBLIC AND CIVIC OVERLAY DISTRICT

The Public and Civic Overlay District (PCO) provides development flexibility to meet public agency and market demands. It is intended to allow for public uses provided by city or government agencies if the Estate Residential “Planning Area” is not developed as a residential site.

Permitted and Conditional Uses and Property Development Standards for this district are pursuant to Chapter 18.48 of the Victorville Municipal Code entitled “Public and Civic District” and all applicable regulations as specified within Title 18, Victorville Municipal Code entitled “Zoning.”



Land Use Regulations

District Per Specific Plan Land Use Designations

ER	Estate
VLR	Very Low
LR	Low
MLR	Medium- Low
MR	Medium
COM	Commercial
LIP	Light Industrial Park
OBP	Office Business Park
PCO	Public/Civic Overlay
Park	Park/ Open Space
LADWP	LADWP

Development Plan ■ Exhibit 11

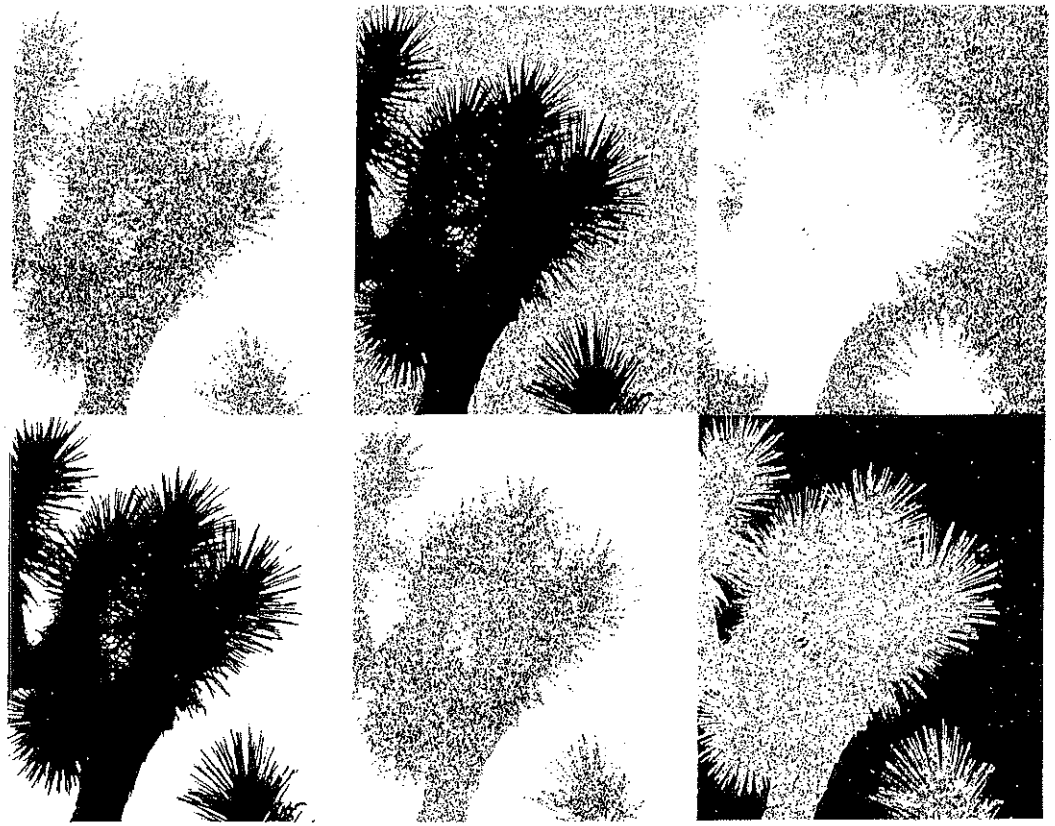
RANCHO TIERRA

CITY OF VICTORVILLE, CA

LAND USE REGULATIONS

NOT TO SCALE FORMA

September 3, 2004



I N F R A S T R U C T U R E P L A N

Chapter 4 INFRASTRUCTURE PLAN

Circulation

Area Wide Concept

The circulation plan provides the transportation system and basic standards for safe, efficient vehicular movement within and around the project area. This plan consists of alignments for major arterials and collector roadways (and their rights-of-way) and typical roadway sections. (Refer to Exhibits 12 and 13.)

The circulation plan has been developed based on the ultimate buildout of the mixed-use project.

Circulation System

Circulation within the project will be provided by a roadway system keyed to the existing street system and based upon ultimate circulation patterns depicted on the General Plan's Circulation Map.

Emphasis is placed upon providing the primary access routes to link the various commercial and industrial uses and residential neighborhoods with Rancho Road, Amethyst Road, and El Evado Road with the existing I-15 interchanges and Highway 395. The backbone of the Circulation System consists of major arterials and collector roadways containing vehicular and non-vehicular functions. Roadway classifications include major arterials, collectors, and local streets. A series of pedestrian pathways (esplanades) will reinforce the roadway system through the provision of minor intercommunity pedestrian loops.

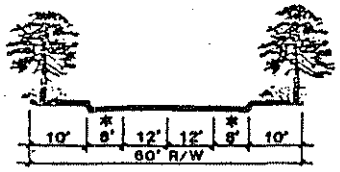
The following describes the characteristics of the various roadway classifications as designated on the current General Plan Circulation Map and which are part of the Specific Plan circulation system:

Major Arterials: Major arterials service the immediate vicinity of the project site for through traffic and provide linkages from super arterials, arterials, and collectors to the regional transportation corridors. Rancho Road, which runs east/west adjacent to the northern portion of the project site, will be improved to half of its 100-foot right-of-way (4 lanes with center lane) reflecting its major arterial status.

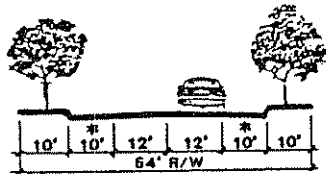
El Evado Road, a north/south major arterial, is adjacent to the eastern boundary of the project site. It will be improved to half of its 100-foot right-of-way (4 lanes with center lane).

■ ROADWAY STANDARDS

Local Street

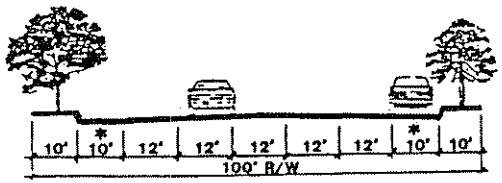


Collector

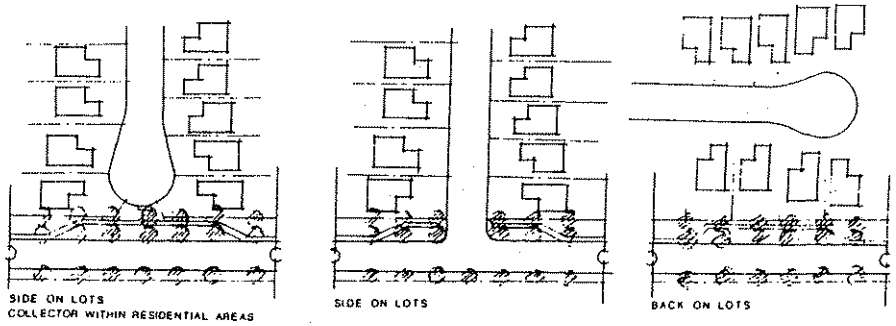


Modified Collector w/
10' to 12' median with no parking

Major Arterial

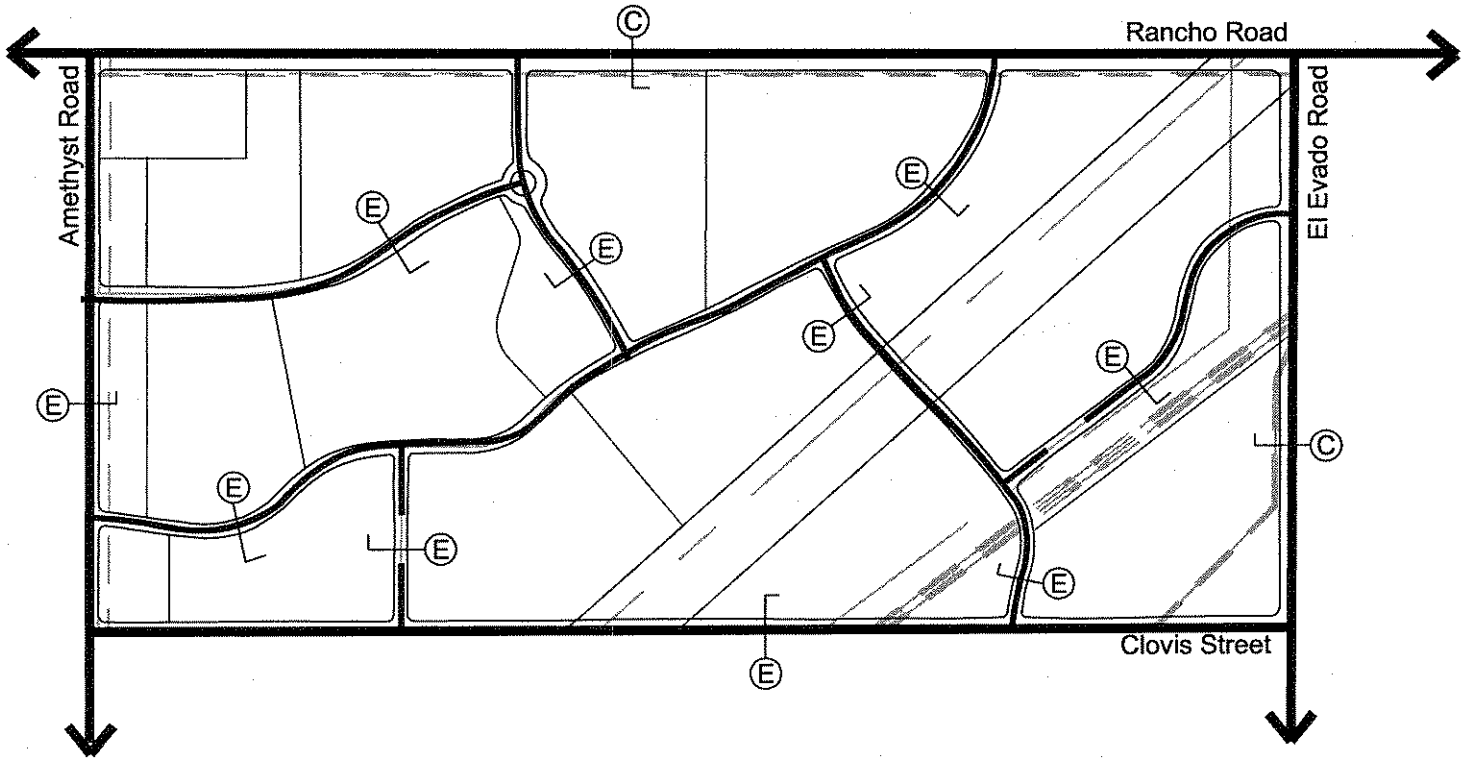


Plan



CITY OF VICTORVILLE

North ▲ Not to Scale



Circulation

Roadway Network

C	Major Arterial
E	Collector

Infrastructure Plan ■ Exhibit 13

RANCHO TIERRA

CIRCULATION CONCEPT PLAN

CITY OF VICTORVILLE, CA

NOT TO SCALE FORMA

April 1, 2004

Collectors: Collectors will service the primary areas of the project and links the project to the regional transportation corridors. The collectors will have a 64-foot right-of-way. A pedestrian walk (esplanade) will be provided on one side only. The collector system, as shown on Exhibit 13, allows north/south and east/west traffic and will visually unite the mixed-use development.

Amethyst Road, a north/south collector, is adjacent to the western boundary of the project site. That portion adjacent to the project site will be improved to half of its 100-foot right-of-way (4 lanes with center lane). Clovis Street, an east/west collector, is adjacent to the southern boundary of the project site. That portion adjacent to the project site will be improved to half of its 64-foot right-of-way.

One side of the collector, which connects Rancho and Amethyst Roads, will serve as a primary pedestrian esplanade where it is within the project. Adjacent to the central open space corridor, a lineal greenbelt with a 6-foot pathway will provide central pedestrian access throughout the community.

Any residential lots that are adjacent to the esplanade are allowed to front on, side on (in combination with a local street), side on (in combination with an extended cul-de-sac) and/or back on, or a combination of the aforementioned. However, a maximum of one-third (1/3) of the units located adjacent to the esplanade may be backed on. On-street parking is allowed; however, individual driveways should be minimized on the esplanade side of the street.

Local Streets: Local streets will serve each residential neighborhood within the project and are designed with a 60-foot right-of-way or a minimum of two travel lanes to accommodate automobiles and pedestrians.

Circulation Analysis

The following is a brief summary of the Circulation Analysis prepared by Kunzman Associates (May 1991) for the Specific Plan.

A level of service was used as the basis for roadway selection determination unless modified by the City Engineer. The Circulation System within the Specific Plan follows the City of Victorville's Circulation Plan. The Circulation Analysis shows that Rancho Road, Amethyst Road, and El Evado Road are major arterials with the remaining roads collectors. (Refer to Exhibit 13.)

The study recommends that the City monitor the key intersections in the vicinity of the site for warrants for traffic signals as development within the surrounding area occurs. This way the development of the roadway system can parallel the development of the project area and the surrounding areas, providing for gradual expansion in both building construction and public improvements. It will also help the City avoid installation of unwarranted traffic signals. As an example, fees could be collected from the various developers to be applied towards specific master-planned improvements, i.e., traffic signals that are projected to be warranted due to the accumulated traffic volumes from numerous developed areas. The City could then contract for their construction at such time as they are warranted.

Public Works

Introduction

Future demand for commercial, industrial, and residential opportunities within the project site, as well as other communities in the western addition portion of the City of Victorville, call for a systematic plan for the provision of public services. The Public Works component addresses these needs relative to the future development of the project site and illustrate the methods and mechanisms through which public services can be provided.

The infrastructure systems are designed to provide adequate service for the maximum level of planned development. In the case of sewer and other utilities where major offsite improvements are required to properly serve the ultimate development, interim facilities can serve the initial limited phases of development.

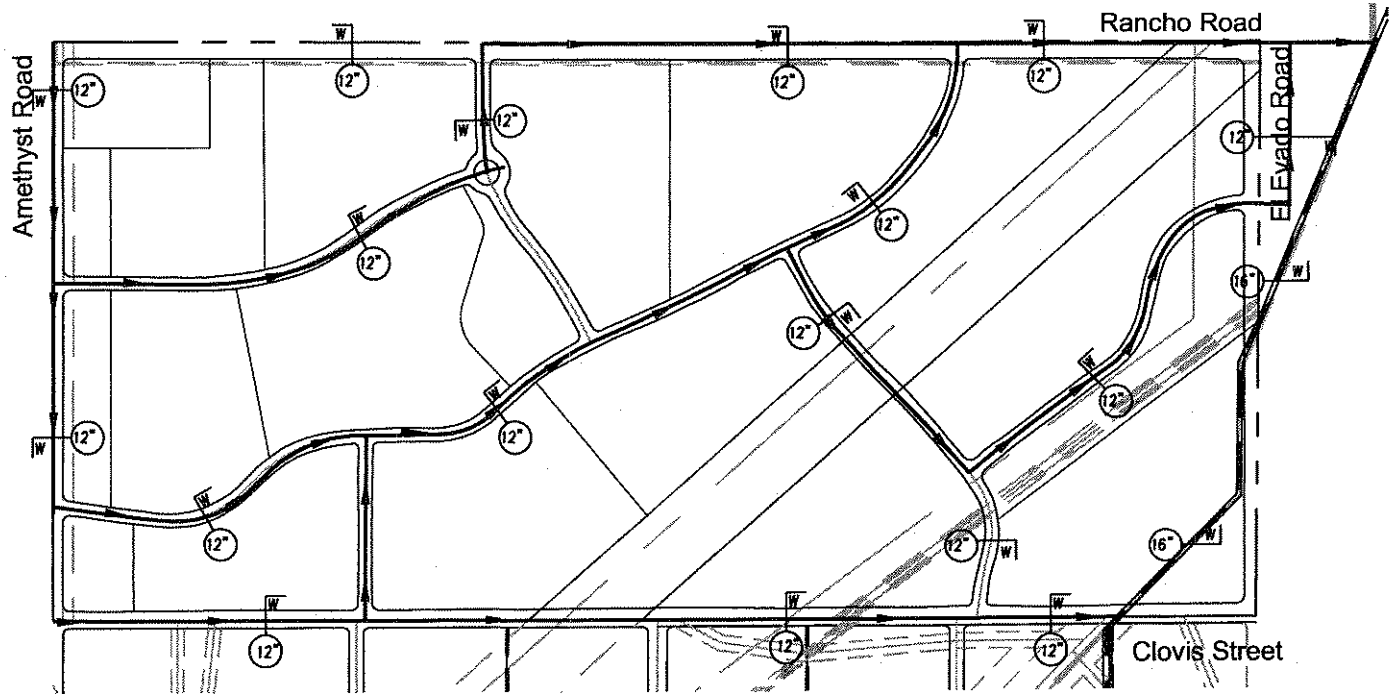
Water Service Concept Plan

Domestic water will be supplied by the Victor Valley Water District.

The district has master planned the major facilities that would serve the project site's future needs. The proposed water service concept is shown in Exhibit 14, Water Concept Plan.

The Western Assessment District will provide the water supply required to serve the project area with a proposed 16" transmission main coming as far north as Hopland in El Evado. This point is one-half mile south of the project's southeast corner. The Assessment District will also include wells, storage, and other transmission lines necessary to provide adequate domestic service as well as fire protection levels for all proposed land uses. Proposed pressures are more than adequate for the entire project site.

In addition to the master-planned transmission lines, 8" service mains will generally follow the major street system. Sizings of the mains will be adjusted in response to different land use intensities within the service area.



Water Concept Plan

- Existing to Hopland Road
- Proposed Water Main
- (12") Diameter of Water Main

Infrastructure Plan ■ Exhibit 14

RANCHO TIERRA

CITY OF VICTORVILLE, CA

WATER CONCEPT PLAN

NOT TO SCALE FORMA

April 1, 2004

Sewer System Concept Plan

The Victor Valley Wastewater Reclamation Authority (VVWRA) will provide wastewater treatment service. It is a regional sewerage facility whose service area includes the Victorville Sanitary District. The WWRA receives sewage from the Sanitary District's local collector system which connects to the VVWRA system. The regional facility is located approximately eight miles north of Victorville with a plant capacity of 5 million gallons per day (mgd). The proposed 30" trunk line funded through the Western Assessment District will flow northeasterly across the southeast corner of the project site.

The recommended in-street extension of lines will serve as the backbone system for sewage collection as shown on Exhibit 15. This plan locates the ultimate on-site gravity system to serve the needs of the entire project. The on-site facilities would consist of minimum 8-inch or larger sewer lines. The sewer collection system will discharge the flow from the project to the east into the proposed 30" trunk line near El Evado at several locations between Clovis Street and Rancho Road.

Implementation

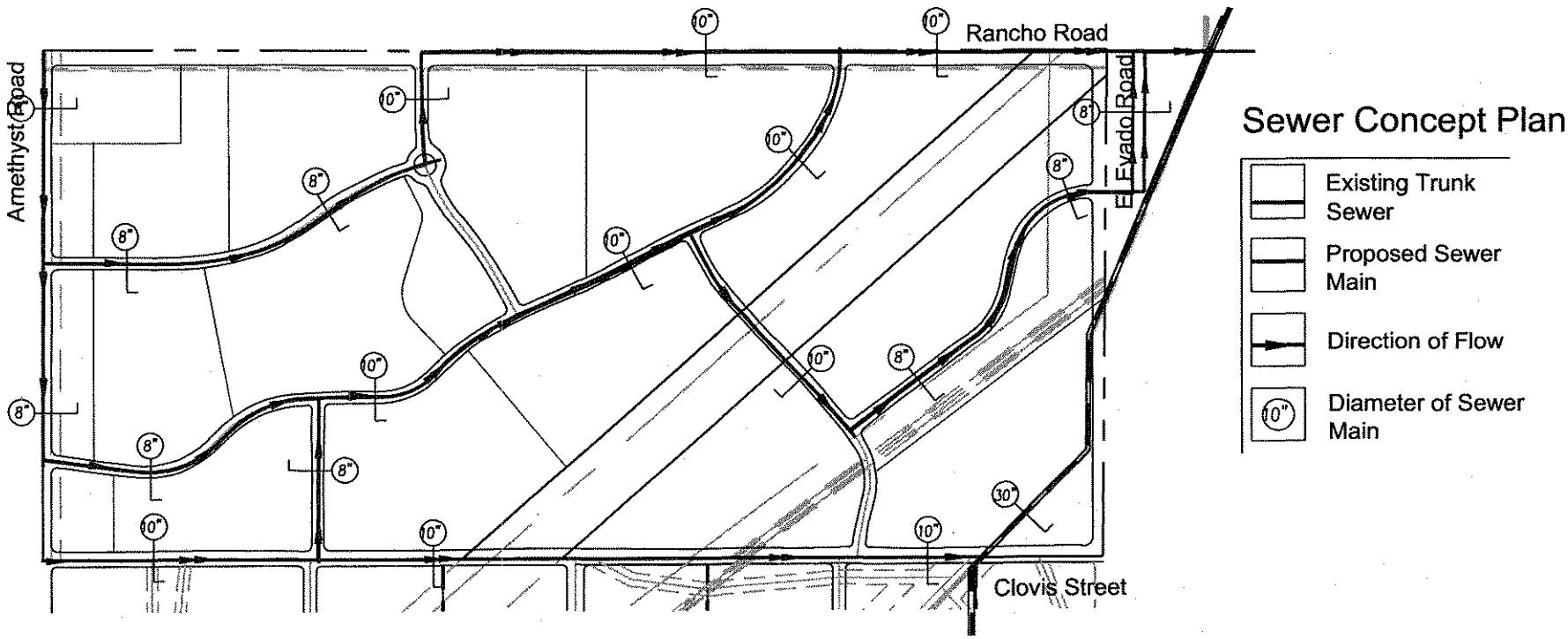
As development plans are completed for the planning area, additional in-tract systems will be required to provide the sewer collection for the dwelling units. All systems will be completed in accordance with standards of the City of Victorville.

The following conditions of approval are recommended to be adopted for subdivision maps, which establish individual lots for construction of buildings. These conditions may be waived by the City on a case-by-case basis upon the determination by the City Council:

1. Prior to recordation of the final subdivision map, the City Engineer shall certify that financial arrangements and agreements necessary for sewer services for this subdivision have been entered into with the City of Victorville.

2. No occupancy permits for any dwelling unit, except for model homes, shall be issued until sewage collection and conveyance facilities adequate for the subdivision are determined to be completed and operational by the City of Victorville. Within two years following the construction of a model home or the conveyance of such model home from the builder to an occupant, whichever shall occur first, said model home shall be connected to the community sewer service,

3. At the time of issuance, sewer connection fees shall be paid for individual housing units within the Specific Plan, according to the schedule of such fees established by the City Council for all new sewered housing units in the City.



Infrastructure Plan ■ Exhibit 15

RANCHO TIERRA

SEWER CONCEPT PLAN

CITY OF VICTORVILLE, CA

NOT TO SCALE FORMA April 1, 2004

Drainage Concept Plan

The project encompasses approximately 280 acres and is bisected by a LADWP transmission line running northeasterly. This LADWP right-of-way divides the site into two drainage areas.

To the southeast, the City of Victorville has designated a major drainage channel on their Master Drainage Study. The southeasterly area is relatively flat in the area of the proposed channel and approximately 36 feet below the ground at the LADWP right-of-way.

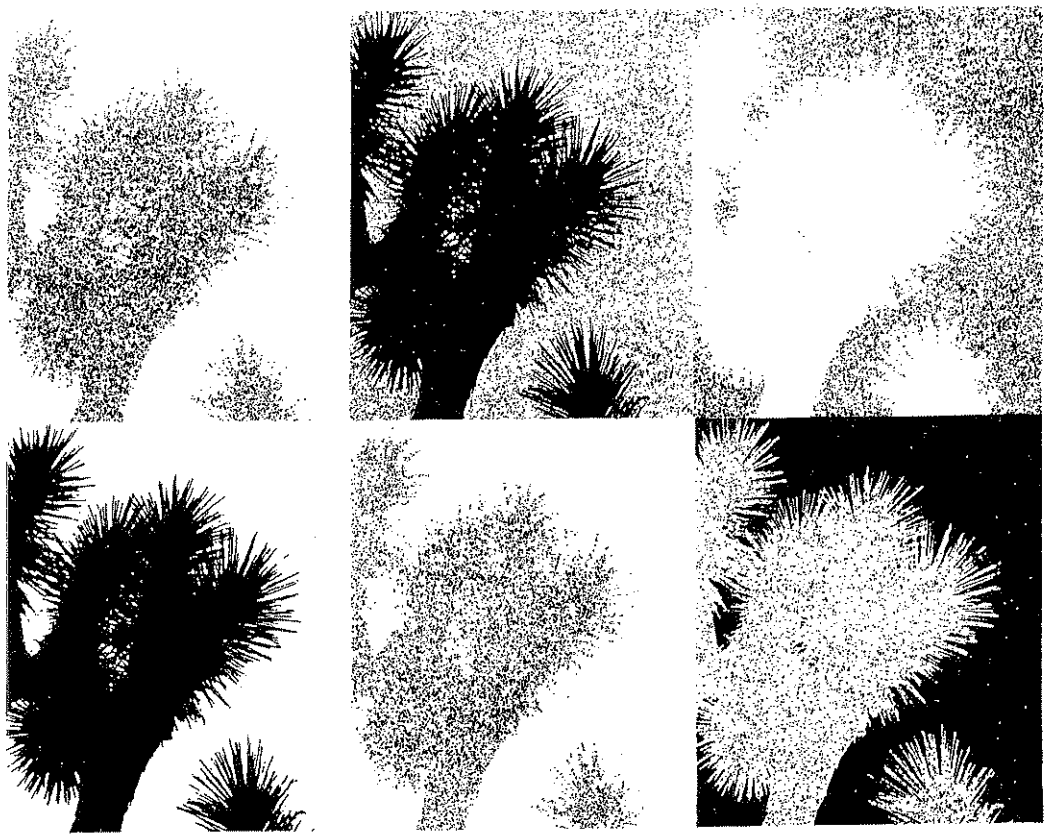
The area to the west-northwest of the LADWP right-of-way is relatively flat to rolling, with a minor drainage swale flowing northeasterly.

The surface flows upon completion of the project will be collected in the internal streets and drainage system to meet the City of Victorville's engineering requirements. The drainage would then be carried to the two previously mentioned drains.

The major channel to the east will remain in its natural condition and can handle the design flows originating to the south. The westerly drainage swale will also remain in its natural condition. Various designs could be used to realign this smaller drain. Designs shall meet the requirements of the City of Victorville engineering requirements. It is anticipated that some bank protection will be required.

Other Utilities

The project lies within the service areas of Southern California Edison Company (electricity), Southwest Gas Corporation (natural gas), Verizon (telephone) and Victorville Disposal, Inc. (solid waste). This utility network can be expanded to meet future demands of the project. All future utility line additions are proposed to be placed underground.



I M P L E M E N T A T I O N

Chapter 5 IMPLEMENTATION MEASURES

Density Transfer

Introduction

The Specific Plan shall be implemented through Parcel, Tentative Tract, and Final Maps pursuant to Title 17 of the Victorville Municipal Code entitled “Subdivision” and Site Plan Review procedures pursuant to Chapter 18.71 of Title 18 of the Victorville Municipal Code entitled “Zoning.” The review procedures and requirements associated with each are specified below.

The Parcel Map, Tentative Tract Map, and Site Plan review procedures are used to accomplish the objective of providing a logical and timely sequence of community and governmental review and input. The purpose of the Parcel Map and Tentative Tract Map is to provide a method and procedure to analyze and evaluate the significant features within the project to ensure compliance with the provisions contained within this Specific Plan. The purpose of the Site Plan review is to establish the procedure of review of any attached, multi-family residential, and commercial development project. The Site Plan review is also intended to assess on an on-going basis any impacts of this development project on the surrounding community.

Application Process

A. GENERAL PROVISIONS

1. TRANSFERS OF DWELLING UNITS/RESIDENTIAL OVERLAY

Transfers of residential dwelling units between parcels and the overlay areas within the Specific Plan area shall be permitted and shall be subject to review and approval by the Planning Commission. The following findings shall be made in administering such transfers and residential overlay:

a. The total number of dwelling units within the Specific Plan does not exceed 1,347.

b. The proposal is consistent with the criteria specified in this Specific Plan.

c. There are no material impacts to the circulation system of a nature which would necessitate amendments to the roadway cross-sections.

d. There are no material impacts to surrounding planning areas, beyond those previously identified as part of this Specific Plan.

e. The transfer and/or residential overlay in question complies with all other provisions of this Specific Plan, except as noted above; and the resultant densities are consistent with the overall character of development envisioned as part of this Specific Plan.

B. LAND DIVISION REVIEW PROCEDURES

The Specific Plan shall be implemented through the Parcel Map, the Tentative Tract Map, and the Site Plan Review process as noted herein.

1. PARCEL MAP

A Parcel Map is intended for parcelization and/or financing and conveyance purposes. Conditions of approval for this Specific Plan, or any other plan or program, may not apply to this map. The Parcel Map submittal shall meet all requirements stipulated by the Subdivision Map Act and Title 17 of the Victorville Municipal Code titled “Subdivision.”

2. TENTATIVE TRACT MAP

A Tentative Tract Map, as applicable, shall be filed for all projects within the Specific Plan area subject to the provisions as stipulated in Chapters 17.04 through 17.108 et seq. of the City of Victorville Municipal Code Subdivision Ordinance. After map approval, the final map may be recorded and building permits may be issued. This process may include the parcelization of large tracts or lots (i.e., Large Lot Tentative Tract Map) for future use as residential development or cluster residential development site. Submittal requirements shall be as specified in the Victorville Municipal Codes.

C. PARCEL/TENTATIVE TRACT MAP REVIEW REQUIREMENTS

1. GENERAL PROVISIONS

Parcel and Tentative Tract Maps, and their review shall comply with the review requirements established in Title 17 of the Victorville Municipal Code titled “Subdivision.” It is intended that Preliminary Plans include plans, programs, and other documentation and information per Chapter 17.61 of the Victorville Municipal Code titled “Subdivision” necessary to implement the provisions of this Specific Plan. Such information may be beyond the typical requirements for submittal of a Tentative Tract Map, as specified in Chapter 17.20 of the City’s Subdivision Code.

A Parcel Map or Large Lot Tentative Tract Map may be processed when it is solely intended to be used for parcelization and/or financial purposes and is intended to facilitate model home complexes.

2. PARCEL/TENTATIVE TRACT MAP SUBMITTALS

A Parcel or Tentative Tract Map, as applicable, shall be filed for all projects within the “Specific Plan” area subject to the provisions as stipulated in the Victorville Municipal Codes.

Project data may be submitted as a part of a Preliminary Plan review process per Chapter 17.16 of Title 17 of the Victorville Municipal Code entitled “Subdivision.” After map approval, the Final Map may be recorded and building permits may be issued.

3. PARCEL/TENTATIVE TRACT MAP REVIEW PROCEDURE

The Parcel/Tentative Tract Map review process involves two steps; the pre-application conference and Tentative Tract Map submission review and approval.

a. Pre-application Conference

This is intended to provide the Planning Department with knowledge about the developer’s intent and to provide the developer an understanding of what is required to develop under the Specific Plan. There are no particular requirements for submission of materials and plans by a developer at a pre-application conference. However, the more information the developer has, the more response he may get from the conference. Staff shall explain alt relevant City Ordinances and Codes that relate to the Specific Plan.

Another function of the pre-application conference is to determine levels of information necessary to implement satisfactorily alt provisions of this Specific Plan. Further, submittal and review schedules, meeting statutory, staff, and workload requirements shall also be established as part of the pre-application conference.

The Director of Planning may choose to form a preapplication conference team that routinely conducts this function. This team may include members of the planning staff and others from related departments, such as engineering, public works, traffic, police and fire, and the City Manager’s office.

b. Parcel/Tentative Tract Map Submission

All Parcel/Tentative Tract Map review requirements contained in City of Victorville Municipal Code Chapter 17.04 through 17.108, Subdivisions, shall apply upon formal submittal of a Parcel/Tentative Tract Map.

A Development Plan may be required as part of the Tentative Tract approval process and as contained in Chapter 17.23 of the City of Victorville Municipal Code titled “Subdivision.”

D. SITE PLAN REVIEW REQUIREMENTS

1. GENERAL PROVISIONS

The purpose of the Site Plan Review process is to provide for review of detailed final plans for apartments, town homes, condominiums, and commercial development within the Specific Plan Area. This process ensures that projects will be planned, established, and maintained in a manner that will be compatible with surrounding uses. It is further intended to ensure compliance with all provisions of this Specific Plan. No development or construction, other than minor repairs that do not alter the physical or architectural characteristics of a structure, shall be undertaken unless a site plan and related documents have been submitted to and approved by the City of Victorville in accordance with its established review procedures.

2. SITE PLAN SUBMIUALS

Project data may be submitted in conjunction within a Site Plan application. The exact format, content, and order of project data shall be determined in consultation with the City of Victorville prior to submittal and as outlined within the Victorville Municipal Codes.

3. SITE PLAN REVIEW PROCEDURES

All Site Plans shall be submitted, reviewed, and approved pursuant to Chapter 18.71 of Title 18 of the Victorville Municipal Code entitled “Site Plan.”

The Site Plan Review process involves two steps: the preapplication conference, and Site Plan submission for staff review. These are described further below.

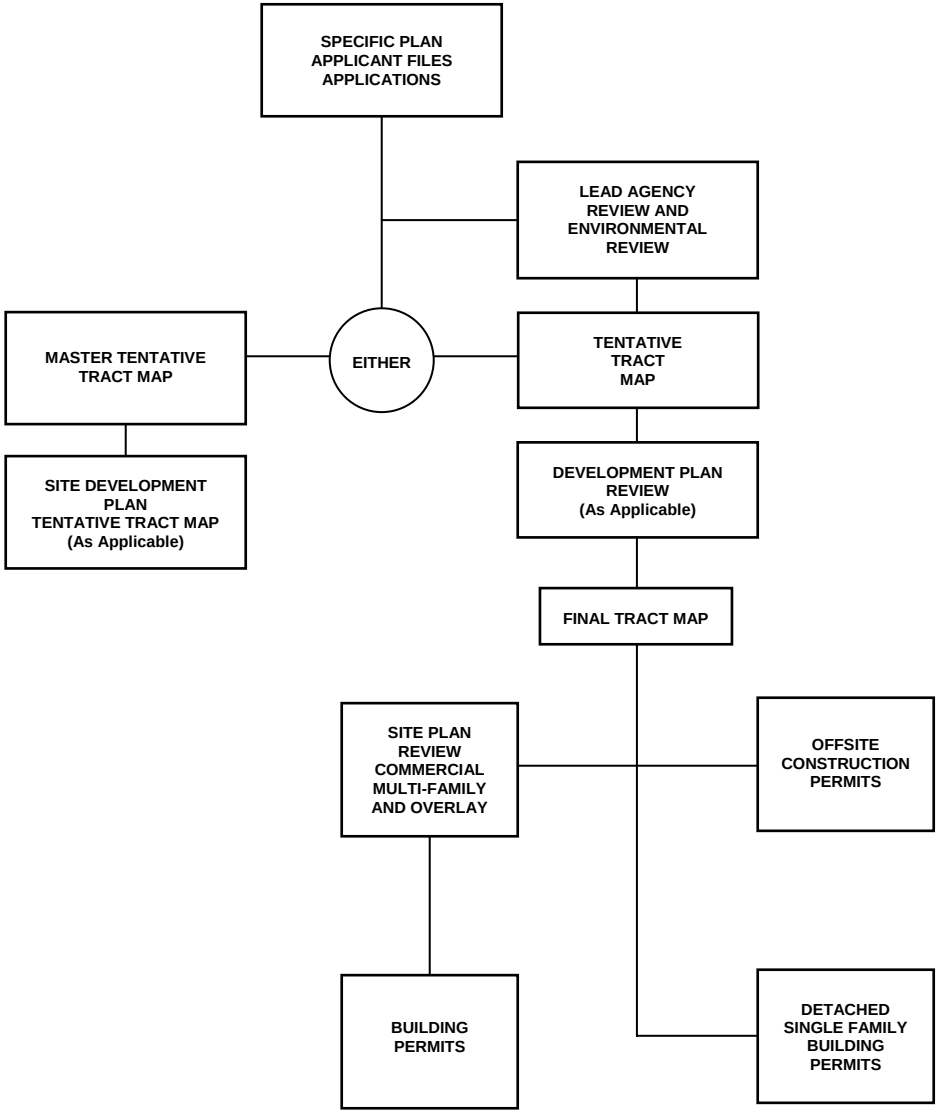
a. Pre-application Conference

Those procedures specified in Section C-3-a, herein, shall apply.

b. Site Plan Submission for Staff Review

The purpose of the Site Plan Review process is to provide for review of detailed final plans for apartments, town homes, condominiums, and commercial development within the Specific Plan area. This process ensures that projects will be planned, established, and maintained in a manner that will be compatible with surrounding uses. It is further intended to ensure compliance with all provisions of this Specific Plan. No development or construction, other than minor repairs that do not alter the physical or architectural characteristics of a structure, shall be undertaken unless a site plan and related documents have been submitted to and approved by the City of Victorville in accordance with its established review procedures.

TABLE 5: GENERALIZED PROCESS OUTLINE



E. ENFORCEMENT

Enforcement of these provisions shall be as stated below:

1. The Director of Planning shall have the duty to enforce the provisions of this Specific Plan.

2. Any use of a building or structure hereafter erected, built, maintained, or used contrary to provisions of this Specific Plan is deemed an illegal use.

3. Any person violating any provisions of this Specific Plan is guilty of a misdemeanor.

4. The Director of Planning shall have the duty to interpret the provisions of this Specific Plan where noted. All such interpretations shall be in writing and be permanently maintained. Any person aggrieved by the Director of Planning's interpretation may appeal that interpretation to the Planning Commission and, if necessary, to the City Council.

5. Unless otherwise specified, all development within the Specific Plan shall comply with the City of Victorville Municipal Codes. Terms used shall have the same meaning as defined in the City of Victorville Municipal Codes unless otherwise defined herein.

6. Any details or issues not specifically covered by this Specific Plan shall be subject to the regulations of the City of Victorville Municipal Codes.

7. All construction within the boundaries of the Specific Plan shall comply with all provisions of the Uniform Building Code and the various mechanical, electrical, plumbing, fire, and security codes adopted by the City of Victorville.

8. If any regulation, condition, program, or portion thereof of the Specific Plan is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and the invalidity of such provision shall not affect the validity of the remaining provisions hereof.

H. COMMUNITY FACILITIES AND OPEN SPACE: CONSTRUCTION AND MAINTENANCE

Generally, the maintenance of all facilities designed for community-wide public use such as parks, paseos, parkways, and roadside planting belts will be funded through the creation of assessment districts and/or other methods. Facilities that are within detached or attached residential projects that are intended for residents of that project may be maintained by a homeowners association. Land belonging to other private, public, and quasi-public agencies will be maintained by the owners.

The areas identified in Exhibit 10a., and discussed within the Specific Plan that deals with trails and paseo systems, shall be irrevocably offered for dedication to the City of Victorville prior to the recordation of any parcel or final map dividing land contained within the Specific Plan.

Municipal Finance Mechanisms

The following presents a summary of funding sources and mechanisms available for implementing the capital improvements proposed in the Specific Plan.

The Specific Plan may be implemented through a combination of public and private actions and investments. Both the public and/or private sectors may provide the infrastructure and other capital improvements of the plan. These include backbone roads, water, sewer and storm drainage improvements, public street lighting, special intersections, special streetscapes, open space, and maintenance.

A variety of funding sources are available for the implementation of the improvements proposed in the Specific Plan. These improvements fall into three main categories:

- City of Victorville Capital Improvements Program
- City of Victorville Redevelopment Funding
- Reimbursement Districts
- Assessment Districts

Each of these funding sources is briefly described below and is presented in greater detail in the Appendix.

City of Victorville Capital Improvements Program - The City of Victorville has a capital budget composed of funds from a variety of sources. All capital improvements must be approved as part of the City's annual budget. Some of the proposed capital improvements for Specific Plan Area may be funded in this manner.

City of Victorville Community Redevelopment Funding - This funding mechanism allows for the utilization of tax increment financing to fund a variety of planning, administrative, acquisition, and improvement activities. The Specific Plan Area is located in the Bear Valley Road redevelopment project area. Funds from tax increment and its bond process may be available for the improvements.

Reimbursement Districts - In the case of reimbursement districts, the developer enters into an agreement with the City whereby he will provide certain public improvements, at his expense, in the initial stages of the project. As further development occurs, the City will assess the new projects which benefit from the original public improvements and reimburse the original developer.

Assessment Districts - In the case of an assessment district, liens are taken out against the properties upon which capital improvements are proposed. The bonds are held against these properties. Funds from the bonds are used to construct the capital improvements. As development occurs, the developers are assessed to repay the debt on the bonds. There are three specific types of assessment districts. These are:

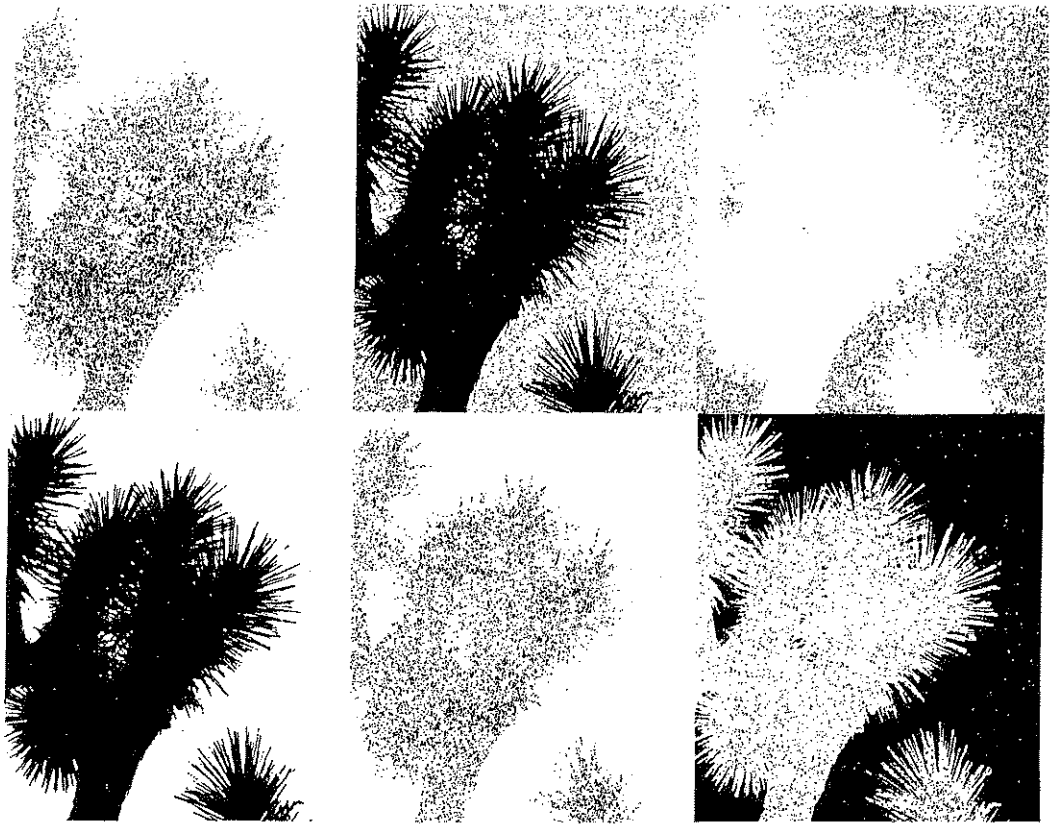
- The Improvement Act of 1911
- The Improvement Bond Act of 1913
- The Municipal Improvement Act of 1915
- Mello-Roos Community Facilities Act of 1982
- The 1972 Landscaping and Lighting Act

The 1911, 1913, and 1915 Acts operate similarly to the general description of assessment districts above. The Mello-Roos provides for the establishment of a Community Facilities District to provide both public services and public capital facilities.
Special taxes are levied against the area where the services and facilities are being provided.

The Landscaping and Lighting Act provides for the construction and planting of landscaping, lighting systems and materials, as well as the maintenance and operations costs for these elements within a specific district. Special assessments have been levied against the area where these improvements and maintenance occur.

Conclusion

Upon approval of the Specific Plan by the Planning Commission and City Council, it is recommended that a feasibility study be initiated to establish an Assessment District to fund selected improvements within the Specific Plan Area.



A P P E N D I X

APPENDIX A*

* Refer to Separate Document, TMP Property = Victorville Traffic Study, October 1991, (Revised)

RESOLUTION NO. P-91-208

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VICTORVILLE RECOMMENDING THE ADOPTION OF SPECIFIC PLAN-1-91, WHICH WILL COMPREHENSIVELY REGULATE RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENT OF PROPERTY

WHEREAS, TMP Properties has initiated a specific plan which will comprehensively regulate residential, commercial and industrial development of property situated in the City of Victorville, County of San Bernardino, State of California, particularly described as follows:

The north 1/2 fractional Section 1, Township 5 North, Range 5 West, excepting any public rights-of-way; Official Records; County of San Bernardino

WHEREAS, a public hearing was opened on the 19th day of June, 1991, and closed on the 6th day of November, 1991, pursuant to Title 7, Chapter 4 of the Government Code of the State of California, to hear arguments for and against the issue; and

WHEREAS, the Planning Commission has determined that a specific plan, in compliance with Article 8, beginning with Section 65450 through 65457, will result in a more systematic and orderly implementation of the General Plan; and

WHEREAS, the Planning Commission finds that the standards set forth in said specific plan are much more comprehensive in dealing with both land use and infrastructure requirements than can be accomplished through traditional General Plan Land Use designations and zoning regulations:

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission that it recommends to the City Council that Specific Plan-1-91 be approved subject to the attached revisions:

PLANNING REVISIONS:

1. On Table 1 on page 1-5 the number of homes should be modified consistent with Table 3 on page 3-4. Table 1 results in 1,419 homes, while Table 3 reflects 1,416 homes.

2. On page 2-16 under "Circulation/Traffic", the second paragraph should refer to the updated Traffic Study prepared in October 1991.

ENGINEERING REVISIONS:

The mitigation measures listed in the revised Traffic Study dated October, 1991 on Page 3 had new changes incorporated, and staff has the following comments:

c. The minimum paved width of a boundary street around any tract is 32 feet. This is sufficient to provide for two travel lanes and parking. This should be included in this paragraph.

d. The intent is not clear where it says "At occupancy". These signals will be needed before occupancy of the entire Specific Plan. It should be left to the City Engineer's recommendation in conjunction with a particular tract as there is no indication of sequence or location of individual tracts.

e. Again there is no indication of the signal at Rancho Road and El Evado Road as indicated in our October 2, 1991 memorandum. These should be listed as mitigation measures for which the applicant should pay their equitable shared.

In general any reference to "reimbursement agreement" should be changed to "payback agreement". There should be no inference to City participation at this time.

These comments are also relevant to P. 2-19 of the Specific Plan.

PASSED, APPROVED, AND ADOPTED this 6th day of November, 1991.

Attest:

PHYLLIS K. MORRIS-MASSEY, CHAIRMAN
PLANNING COMMISSION

JOHN R. HNATEK, SECRETARY
TO THE PLANNING COMMISSION